

FACILITY CONDITION ASSESSMENT



prepared for

Griffin Structures - City of Laguna Beach FCA

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



City of Laguna Beach FCA
505 Forest Avenue
Laguna Beach, CA 92651

PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, MD 21043

800.733.0660

www.bvna.com

BV CONTACT:

Michael Chaney

Program Manager

800.733.0660 x7294222

Michael.Chaney@bureauveritas.com

BV PROJECT #:

164043.24R000-000.354

DATE OF REPORT:

October 15, 2024

ON SITE DATE:

January 1, 1970

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary.....

Campus Overview and Assessment Details

Campus Findings and Deficiencies.....

Facility Condition Index (FCI).....

Plan Types

System Expenditure Report

2. Purpose and Scope

3. Opinions of Probable Costs.....

Methodology

Definitions

4. Certification

5. Appendices

1

1

2

4

7

8

9

11

11

12

13

14



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Municipality
Number of Buildings	25
Main Address	505 Forest Avenue, Laguna Beach, CA 92651
Management Point of Contact	Griffin Structures Dustin Alamo, Vice President 949-280-4441 dalamo@griffinstructures.com
On-site Point of Contact (POC)	Dustin Alamo
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The land which is now the City of Laguna Beach was established by the settlers who arrived in the mid 1800's. The first homestead patent was granted in 1875. Three homes from that era remain in place today. In 1904 was changed to the name of Laguna Beach. Today, the city has over 20,000 acres of protected wilderness, with 30 coves and beaches. The hilly terrain, beautiful homes and stunning beachfront locations make this a highly desirable location to live and visit.

This facility condition assessment (FCA) study was conducted from May 28, 2024 to June 13, 2024. The FCA study focused on facilities and sites owned by the City of Laguna Beach. The types of facilities assessed locations related to community meeting places, city government, city police and fire departments, recreation, entertainment and education.

The support from the Public Works Department for this study is greatly appreciated. As a result of their hard work and dedication to the buildings and sites they maintained, the FCA study calculated an overall facility current condition index of 1.09%. This index score is defined as having facilities that are well maintained with few deficiencies observed.

Architectural

This data is taken from the FCA study.

For the current year, architectural systems are 76% of the total funding required. The architectural systems (in order of highest cost to lowest cost) included in the current year requirements include:

1. \$11.1M – Seismic Repairs
2. \$832K – Exterior vertical envelope systems including exterior walls and finishes, exterior doors and exterior glazing.
3. \$650K - Interior finishes
4. \$372K – Exterior Stairs

For the period from the current year plus the next ten years, architectural systems are 47% of the total funding required. The architectural systems (in order of highest cost to lowest cost) included are:

1. \$18.9M - Furnishings including fixed seating, cabinetry, countertops and bleachers
2. \$17.2M - Interior finishes
3. \$11.1M – Seismic Repairs
4. \$8.7M - Horizontal envelope systems

Mechanical, Electrical, Plumbing and Fire (MEPF)

This data is taken from the FCA study.

For the current year, MEPF systems are 19% of the total funding required for this time period. The MEPF systems (in order of highest cost to lowest cost) included in the current year requirements include:

1. \$1.5M - Plumbing systems and components including domestic water and sewer, rainwater drainage, water heaters, backflow preventers and plumbing fixtures
2. \$690K - Electrical distribution systems and components including branch wiring, distribution components, communications systems and lighting.
3. \$540K - HVAC systems and components including ductwork, hydronic piping, fan coil units, split systems, air handling units and exhaust fans.
4. \$360K - Electrical safety and security systems including fire alarms systems, fire alarm panels and security systems.

For the period from the current year plus the next ten years, MEPF systems are 35% of the total funding required over this time period. The MEPF systems (in order of highest cost to lowest cost) included are:

1. \$18.6M - Electrical distribution systems and components
2. \$14.7M - HVAC systems and components
3. \$8.7M - Electrical safety and security systems
4. \$8.5M - Plumbing systems and components

Site

This data is taken from the FCA study.

For the current year, there are no funding requirements.

For the period from the current year plus the next ten years, site systems are 18% of the total funding required over this time period. The site systems (in order of highest cost to lowest cost) included are:

1. \$25M - Parking lots and renewal of pavement markings
2. \$2.1M - Site lighting including pole mounted fixtures, floodlights, landscape lighting, and bollards with light fixtures
3. \$1.2M – Site utilities

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Animal Shelter	\$1,600	4,045	\$6,472,000	0%	5.4%	10.0%	16.9%
City Hall	\$1,400	39,719	\$55,606,600	11.6%	13.4%	19%	45.5%
City Hall - Police Storage Building	\$950	775	\$736,250	0%	0%	0%	0%
Corporation Yard	\$1,200	20,092	\$24,110,400	4%	5.3%	17.3%	24%
Corporation Yard_Storage Building	\$950	800	\$760,000	0%	0%	0%	5.9%
Festival of Arts_ Forum Theater	\$1,500	9,510	\$14,265,000	0%	1.10%	4.4%	31.3%
Festival of Arts_ Irvine Bowl	\$1,500	31,420	\$47,130,000	0%	0.20%	2.8%	41.1%
Festival of Arts_Exhibition Shelters	\$1,500	21,000	\$31,500,000	0%	0%	0%	4.9%
Festival of Arts_Scene Shops	\$1,500	10,820	\$16,230,000	0%	0%	2.1%	13.8%
Festival of Arts_Shops and Administration	\$1,500	6,221	\$9,331,500	0%	8.4%	9.9%	20.2%
Fire Station #1	\$3,000	4,400	\$13,200,000	16.2%	16.8%	21.6%	30.7%
Fire Station #2	\$3,000	4,798	\$14,394,000	12.7%	15.3%	18.6%	23.4%
Fire Station #3	\$3,000	3,381	\$10,143,000	17.4%	18.3%	19.3%	21.5%
Laguna Beach Community & Susi Q Center	\$1,500	20,459	\$30,688,500	0.4%	0.4%	4.1%	48.6%
LB Community and Recreation Center_Administration and Elementary School	\$1,500	21,424	\$32,136,000	0%	4.5%	13.4%	23.0%
LB Community and Recreation Center_Chapel	\$1,500	1,058	\$1,587,000	0%	7.0%	17.5%	18.3%
LB Community and Recreation Center_Field Restroom	\$2,500	350	\$875,000	0%	16.8%	22.9%	22.9%

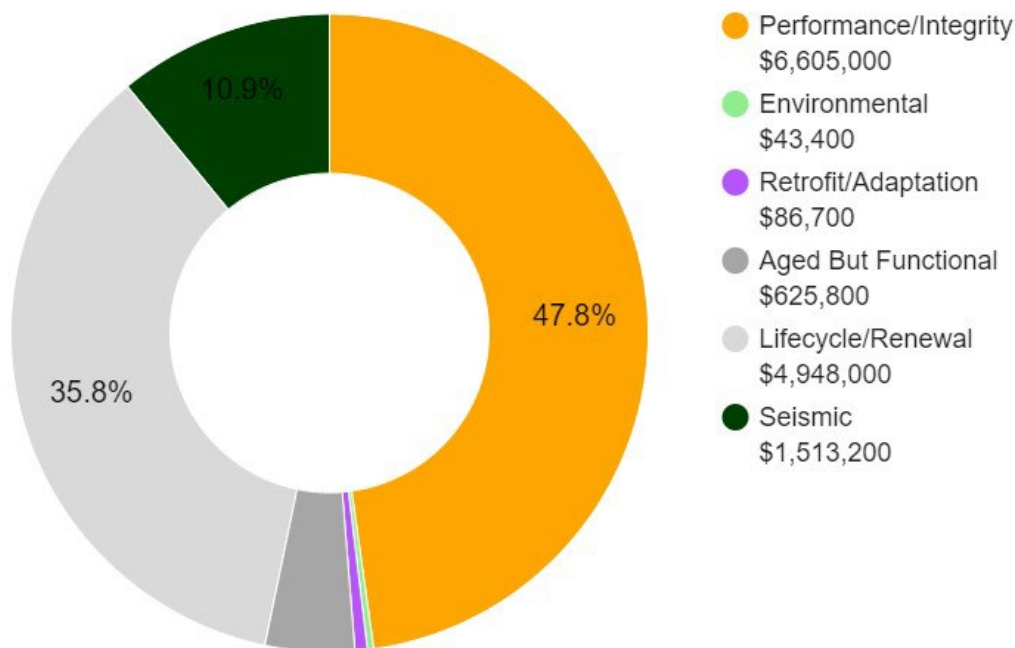
Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
LB Community and Recreation Center_Gymnasium	\$1,500	11,341	\$17,011,500	0%	8.9%	23.8%	30.0%
LB Community and Recreation Center_Middle School	\$1,500	5,714	\$8,571,000	0%	8.0%	31.0%	34.8%
Lang Park Community Center	\$1,500	8,911	\$13,366,500	0.2%	1.7%	7.8%	24.2%
Lifeguard Headquarters	\$2,000	6,000	\$12,000,000	0.4%	0.4%	5.1%	25.7%
Lost Pier Cafe	\$1,600	1,700	\$2,720,000	10.9%	24.5%	34.3%	42.4%
Orange County Public Library - Laguna Beach Branch	\$2,500	10,290	\$25,725,000	6%	6%	13.9%	24%
Public Works	\$1,400	3,230	\$4,522,000	0.4%	0.4%	8.2%	27.9%
The Laguna Playhouse	\$1,800	12,890	\$23,202,000	5.8%	27.3%	30.7%	40.2%

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: \$13,822,100

System Expenditure Report

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
Structure	\$11,471,300	-	-	-	\$135,500	\$11,606,900
Facade	\$831,800	\$1,430,400	\$3,220,300	\$2,188,600	\$13,794,500	\$21,465,600
Roofing	\$16,700	\$1,432,000	\$2,555,800	\$4,630,900	\$16,081,900	\$24,717,300
Interiors	\$691,800	\$484,100	\$10,281,000	\$11,302,900	\$29,866,700	\$52,626,600
Conveying	-	-	\$586,100	\$1,275,200	\$4,567,500	\$6,428,800
Plumbing	\$1,530,200	\$7,800	\$959,400	\$5,940,400	\$15,301,300	\$23,739,100
HVAC	\$543,800	\$703,100	\$4,614,200	\$8,784,700	\$16,107,900	\$30,753,700
Fire Protection	\$59,900	-	\$139,100	\$1,363,900	\$3,545,000	\$5,107,900
Electrical	\$689,900	\$325,100	\$3,573,100	\$13,963,800	\$14,517,600	\$33,069,500
Fire Alarm & Electronic Systems	\$362,700	\$264,000	\$2,138,000	\$8,861,800	\$5,143,400	\$16,770,000
Equipment & Furnishings	\$48,300	\$1,016,100	\$3,445,000	\$16,964,400	\$4,573,900	\$26,047,800
Special Construction & Demo	-	-	\$25,800	-	\$1,756,500	\$1,782,300
Site Development	-	\$22,100	\$1,897,400	\$6,105,800	\$16,900,000	\$24,925,300
Site Utilities	-	-	\$1,278,300	\$2,035,600	\$1,540,500	\$4,854,400
Site Pavement	-	\$713,900	\$1,290,000	\$14,954,400	\$11,886,400	\$28,844,800
Follow-up Studies	\$903,600	-	-	-	-	\$903,600
TOTALS (5% inflation)	\$17,150,000	\$6,398,700	\$36,003,500	\$98,372,300	\$155,718,700	\$313,643,200

*Totals have been rounded to the nearest \$100.

2. 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.

3. 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 *RSMeans data from Gordian*. While the *RSMeans 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.

4. Certification

Griffin Structures - City of Laguna Beach FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City of Laguna Beach FCA, 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:

Various Project Assessors

Reviewed by:



Michael Chaney,
Program Manager
800.733.0660 ext. 7297980
michael.chaney@bureauveritas.com

5. Appendices

- Appendix A: Immediate Needs Report
- Appendix B: Key Findings Report
- Appendix C: Equipment inventory
- Appendix D: Replacement Reserves
- Appendix E: Component Condition Report

Appendix A:

Immediate Needs Report

Immediate Needs Report

57 empty Facilities/Buildings have been hidden from the report.
You can show them in the report by unchecking the button labelled "Hide empty folders" above.

Facility/Building	Total Items	Total Cost
City Hall Complex / City Hall	2	\$6,470,900
Corporation Yard / Corporation Yard	6	\$958,600
Fire Station #1	4	\$2,136,300
Fire Station #2 / Fire Station #2	5	\$1,827,200
Fire Station #3 / Fire Station #3	1	\$1,767,100
Lang Park Community Center / Lang Park Community Center	2	\$24,700
Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	2	\$113,300
Orange County Public Library - Laguna Beach Branch / Library Building	7	\$1,534,100
Lifeguard Headquarters camp / Lifeguard Headquarters	1	\$43,300
Lost Pier Cafe / Lost Pier Cafe	6	\$296,000
Lot #14 - Hagan Place Parking Garage	5	\$476,300
Public Works / Public Works	2	\$16,400
Animal Shelter / Site	1	\$43,300
Lost Pier Cafe / Site	1	\$43,300
The Laguna Playhouse / The Laguna Playhouse	5	\$1,355,600
Total	50	\$17,106,400

City Hall

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8453674	City Hall Complex / City Hall		B1020	Seismic Repairs, Plywood Shear Walls, Roof Steel Straps, Replace	Poor	Seismic	\$6,441,200
7718178	City Hall Complex / City Hall	Police Station	C1030	Interior Door, Steel, Standard, Replace	Poor	Performance/Integrity	\$29,700
Total (2 items)							\$6,470,900

Corporation Yard

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7649574	Corporation Yard / Corporation Yard	Throughout Building	D2010	Piping & Valves, Piping Copper, Domestic Water, 0.5 IN, Replace	Poor	Performance/Integrity	\$197,500
7649539	Corporation Yard / Corporation Yard	Building Exterior	D7030	Security/Surveillance System, Full System Upgrade, Average Density, Replace	Failed	Performance/Integrity	\$24,800
7649576	Corporation Yard / Corporation Yard	Mechanics Shop Interior	D7050	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	\$92,900
8453730	Corporation Yard / Corporation Yard		P2030	Engineering Study, Structural, Seismic, Evaluate/Report	Poor	Seismic	\$556,800
7649577	Corporation Yard / Corporation Yard	Mechanics Shop Interior	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report	Poor	Performance/Integrity	\$43,300
7659205	Corporation Yard / Corporation Yard	Throughout Building	P2030	Engineering Study, Plumbing, Domestic Water Supply Piping, Evaluate/Report	Poor	Performance/Integrity	\$43,300
Total (6 items)							\$958,600
Fire Station #1							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8453681	Fire Station #1		B1020	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation, Replace	Poor	Seismic	\$1,513,100
7682262	Fire Station #1	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$6,500
7680182	Fire Station #1	Apparatus Bay	C2030	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	Poor	Performance/Integrity	\$126,300
7680210	Fire Station #1	Throughout	D5020	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	Poor	Performance/Integrity	\$490,400
Total (4 items)							\$2,136,300
Fire Station #2							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8453680	Fire Station #2 / Fire Station #2		B1020	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame and Hose Tower, Replace	Poor	Seismic	\$1,378,400
7910570	Fire Station #2 / Fire Station #2	Throughout	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	Poor	Performance/Integrity	\$326,800

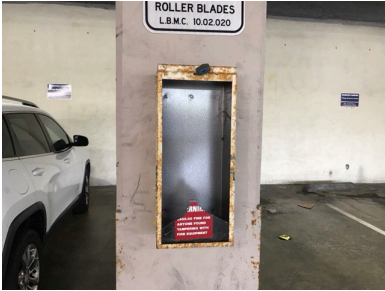
Library Building							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7640969	Orange County Public Library - Laguna Beach Branch / Library Building	Building Exterior Lower Wall	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$637,200
7640954	Orange County Public Library - Laguna Beach Branch / Library Building	Building Exterior Upper Wall	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$32,200
7640966	Orange County Public Library - Laguna Beach Branch / Library Building	Rear Entrance to Office Space	B2050	Exterior Door, Wood, Solid-Core, Replace	Failed	Performance/Integrity	\$4,300
7640955	Orange County Public Library - Laguna Beach Branch / Library Building	Throughout building	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$477,900
7640972	Orange County Public Library - Laguna Beach Branch / Library Building	Roof	D3050	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	Poor	Performance/Integrity	\$230,300
7640960	Orange County Public Library - Laguna Beach Branch / Library Building	Office	D7050	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	\$24,800
7640988	Orange County Public Library - Laguna Beach Branch / Library Building	Throughout building	D7050	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	Poor	Performance/Integrity	\$127,400
Total (7 items)							\$1,534,100
Lifeguard Headquarters							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7637011	Lifeguard Headquarters camp / Lifeguard Headquarters	Throughout building	P2030	Engineering Study, Civil, General Design, Replace	NA	Performance/Integrity	\$43,300
Total (1 items)							\$43,300
Lost Pier Cafe							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7701877	Lost Pier Cafe / Lost Pier Cafe	Building Exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	\$37,200
7701914	Lost Pier Cafe / Lost Pier Cafe	Building Exterior	B2070	Louvers, Aluminum, Replace	Poor	Performance/Integrity	\$102,100
7701904	Lost Pier Cafe / Lost Pier Cafe	Throughout building	C1030	Door Hardware, Office, per Door, Replace	Poor	Performance/Integrity	\$4,300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7701879	Lost Pier Cafe / Lost Pier Cafe	Throughout building	C1030	Interior Door, Wood, Solid-Core, Replace	Poor	Performance/Integrity	\$8,700
7701875	Lost Pier Cafe / Lost Pier Cafe	Throughout building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	Poor	Performance/Integrity	\$115,800
7701884	Lost Pier Cafe / Lost Pier Cafe	Kitchen	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	Poor	Performance/Integrity	\$27,900
Total (6 items)							\$296,000
Lot #14 - Hagan Place Parking Garage							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7707630	Lot #14 - Hagan Place Parking Garage	Interior Stairs	B1080	Stairs, Concrete, Interior, Replace	Poor	Performance/Integrity	\$371,500
7707638	Lot #14 - Hagan Place Parking Garage	Throughout	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	\$37,200
7707635	Lot #14 - Hagan Place Parking Garage	Interior, rusting piping	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint	Poor	Performance/Integrity	\$7,700
7707632	Lot #14 - Hagan Place Parking Garage	Throughout	D4010	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	Poor	Performance/Integrity	\$59,000
7707626	Lot #14 - Hagan Place Parking Garage	Building interior	D4030	Fire Extinguisher, Type ABC, up to 20 LB, Replace	Failed	Safety	\$900
Total (5 items)							\$476,300
Public Works							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7668672	Public Works / Public Works	Building Exterior	B2010	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	\$12,400
7668674	Public Works / Public Works	Common Area Restroom, Above Ceiling	D2010	Water Heater, Electric, Residential, 6 GAL, Replace	Poor	Performance/Integrity	\$4,000
Total (2 items)							\$16,400
Site							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7705695	Animal Shelter / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$43,300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
Total (1 items)							\$43,300
Site							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7701888	Lost Pier Cafe / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$43,300
Total (1 items)							\$43,300
The Laguna Playhouse							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7727769	The Laguna Playhouse / The Laguna Playhouse	Throughout building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	Poor	Performance/Integrity	\$878,000
7727861	The Laguna Playhouse / The Laguna Playhouse	Roof	D3050	HVAC System, Ductwork, Medium Density, Replace	Failed	Performance/Integrity	\$191,500
7727767	The Laguna Playhouse / The Laguna Playhouse	Throughout building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	Poor	Performance/Integrity	\$199,500
7836076	The Laguna Playhouse / The Laguna Playhouse	Throughout building	P2030	Architectural Study, Building Envelope, Façade, Evaluate/Report	NA	Retrofit/Adaptation	\$43,300
7836078	The Laguna Playhouse / The Laguna Playhouse	Throughout building	P2030	Engineering Study, Electrical, General Design, Design	NA	Retrofit/Adaptation	\$43,300
Total (5 items)							\$1,355,600

Appendix B:

Key Findings Report



Fire Extinguisher in Failed condition.

Type ABC, up to 20 LB
Lot #14 - Hagan Place Parking Garage
Building interior

Unifomat Code: D4033
Recommendation: **Replace in 2024**

Plan Type: Safety

Cost Estimate: \$929

\$\$\$\$

The fire extinguisher is missing. - AssetCALC ID: 7707626



Exterior Walls in Poor condition.

Wood Siding
Library Building Orange County Public Library -
Laguna Beach Branch Building Exterior Upper
Wall

Unifomat Code: B2011
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,198

\$\$\$\$

The wood siding is showing signs of moisture rot and failing finishes. - AssetCALC ID: 7640954



Exterior Walls in Poor condition.

Stucco
Public Works Public Works Building Exterior

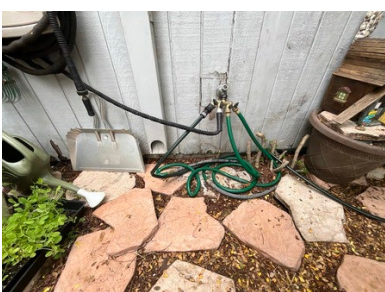
Unifomat Code: B2011
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,384

\$\$\$\$

Stucco finish at exterior ramp and planters is damaged. - AssetCALC ID: 7668672



Exterior Walls in Poor condition.

Wood Siding
Library Building Orange County Public Library -
Laguna Beach Branch Building Exterior Lower
Wall

Unifomat Code: B2011
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$637,157

\$\$\$\$

The wood siding is showing signs of moisture rot at the ground level of the walls. - AssetCALC ID: 7640969



Exterior Walls in Poor condition.

any painted surface
Fire Station #1 Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,502

\$\$\$\$

The wood frame windows require repair work and painting to maintain and extend their life. - AssetCALC ID: 7682262



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Lost Pier Cafe Lost Pier Cafe Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,152

\$\$\$\$

The painted finish is cracking and spalling at multiple locations. - AssetCALC ID: 7701877



Exterior Walls in Poor condition.

Stucco
The Laguna Playhouse The Laguna Playhouse Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$324,525

\$\$\$\$

Painted plaster over wood frame, plaster is cracking - AssetCALC ID: 7727880



Roofing in Poor condition.

Built-Up
The Laguna Playhouse The Laguna Playhouse Roof

Uniformat Code: B3015
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,304,654

\$\$\$\$

Leaks are reported - AssetCALC ID: 7727893



Fire Suppression System in Poor condition.

Existing Sprinkler Heads, by SF
Lot #14 - Hagan Place Parking Garage
Throughout

Uniformat Code: D4011
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$58,966

\$\$\$\$

The sprinkler system has reached the end of its expected useful life, with corrosion present on supply lines and sprinkler heads. - AssetCALC ID: 7707632



Storefront in Poor condition.

Glazing & Framing
The Laguna Playhouse The Laguna Playhouse
Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$749,232

\$\$\$\$

Reported in psq that windows leak. - AssetCALC ID: 7908390



Switchboard in Poor condition.

120/208 V
The Laguna Playhouse The Laguna Playhouse
Electrical room

Uniformat Code: D5021
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$309,600

\$\$\$\$

Original to construction of the building, reported electrical issues in psq - AssetCALC ID: 7727840



Glazing in Poor condition.

any type, by SF
The Laguna Playhouse The Laguna Playhouse
Building Exterior

Uniformat Code: B2022
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$68,112

\$\$\$\$

Single paned, wood frame - AssetCALC ID: 7727824



Electrical System in Poor condition.

Wiring & Switches, Average or Low Density/Complexity
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: D5031
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$199,537

\$\$\$\$

Water infiltration destroyed lighting system, but other wiring in original. Study to determine system status is recommended. - AssetCALC ID: 7727767



Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: D2014
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$877,964

\$\$\$\$

Original to construction. Study should be performed to determine plumbing system needs - AssetCALC ID: 7727769



Door Hardware in Poor condition.

Office, per Door
Lost Pier Cafe Lost Pier Cafe Throughout building

Uniformat Code: C1039
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,334

\$\$\$\$

The door hardware is in deteriorated condition. - AssetCALC ID: 7701904

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)
Fire Station #2 Fire Station #2 Throughout

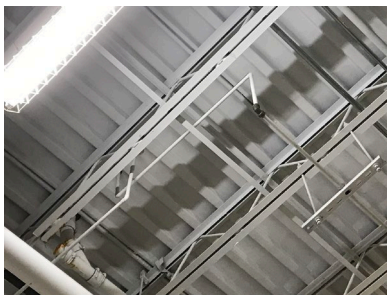
Uniformat Code: D2014
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$326,801

\$\$\$\$

The plumbing infrastructure is assumed to be original construction and beyond its expected useful life. -
AssetCALC ID: 7910570



Piping & Valves in Poor condition.

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

Uniformat Code: D2014
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$197,525

\$\$\$\$

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



Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)
Lost Pier Cafe Lost Pier Cafe Throughout building

Uniformat Code: D2014
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$115,790

\$\$\$\$

The plumbing system is not draining properly, with ongoing issues including strong sewer gas odors. -
AssetCALC ID: 7701875



Interior Door in Poor condition.

Steel, Standard
City Hall City Hall Complex Police Station

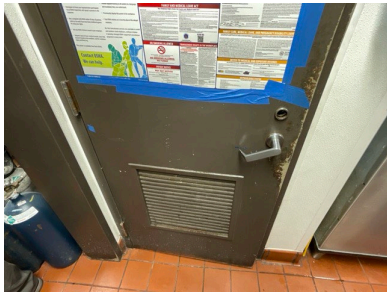
Uniformat Code: C1031
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$29,722

\$\$\$\$

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



Interior Door in Poor condition.

Wood, Solid-Core
Lost Pier Cafe Lost Pier Cafe Throughout building

Uniformat Code: C1031
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,669

\$\$\$\$

The doors are in failing condition with deteriorating finishes and frames. - AssetCALC ID: 7701879



Water Heater in Poor condition.

Gas, Residential
Lang Park Community Center Lang Park Community Center Utility closet

Uniformat Code: D2012
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,050

\$\$\$\$

Staff reported that water heater doesn't function. - AssetCALC ID: 7815813



Water Heater in Poor condition.

Electric, Residential, 6 GAL
Public Works Public Works Common Area Restroom, Above Ceiling

Uniformat Code: D2012
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,025

\$\$\$\$

This water heater is operational but significantly beyond its expected useful life. - AssetCALC ID: 7668674



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Lang Park Community Center Lang Park
Community Center Restroom hallway

Uniformat Code: D2016
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,430

\$\$\$\$

Drinking fountain is very aged and rusting. Needs replacement. - AssetCALC ID: 7815810



Casework in Poor condition.

Countertop, Ceramic Tile
The Laguna Playhouse The Laguna Playhouse
Lobby

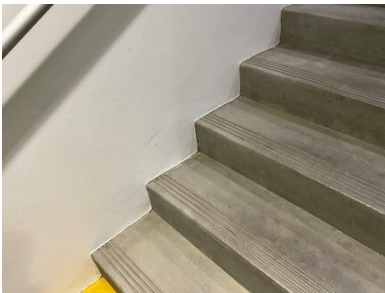
Uniformat Code: E2013
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,006

\$\$\$\$

Counter top has cracked and dated tiles - AssetCALC ID: 7727847



**Recommended Follow-up Study:
Civil, General Design**

Civil, General Design
Lifeguard Headquarters Lifeguard
Headquarters camp Throughout building

Uniformat Code: P2032
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,344

\$\$\$\$

Reported in PSQ, The foundation wall is in poor condition. Water is seeping in through the wall. Most noticeably, at the eastern interior staircase. The basement is presumably below sea level, and given the building's proximity to the ocean, it is suspected to be sea water, not plumbing or sewer water. - AssetCALC ID: 7637011



HVAC System in Failed condition.

Ductwork, Medium Density
The Laguna Playhouse The Laguna Playhouse
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$191,457

\$\$\$\$

Original, leaks and other pressure problems - AssetCALC ID: 7727861



Security/Surveillance System in Failed condition.

Full System Upgrade, Average Density
Corporation Yard Corporation Yard Building
Exterior

Uniformat Code: D7031

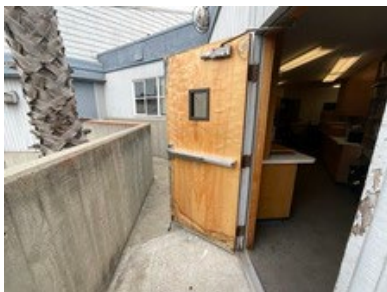
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,768

\$\$\$\$

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



Exterior Door in Failed condition.

Wood, Solid-Core
Library Building Orange County Public Library -
Laguna Beach Branch Rear Entrance to Office
Space

Uniformat Code: B2051

Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,334

\$\$\$\$

The door and door frame are significantly deteriorated and should be replaced soon. - AssetCALC ID: 7640966



Recommended Follow-up Study: Plumbing, Domestic Water Supply Piping

Plumbing, Domestic Water Supply Piping
Corporation Yard Corporation Yard Throughout
Building

Uniformat Code: P2032

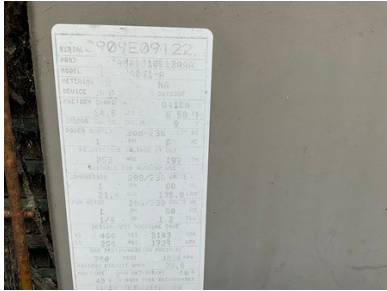
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,344

\$\$\$\$

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



Split System in Poor condition.

Condensing Unit/Heat Pump, 5 TON
Fire Station #2 Fire Station #2 Building exterior

Uniformat Code: D3037
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,963

\$\$\$\$

This condensing unit is at the end of its useful service life, plus has moderate levels of corrosion on its fins and cover. - AssetCALC ID: 7816032



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings
Lang Park Community Center Lang Park
Community Center Roof

Uniformat Code: B3027
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,718

\$\$\$\$

Gutters are cracking and showing holes; not allowing water to drain effectively - AssetCALC ID: 7815812



Fire Alarm System in Poor condition.

Full System Upgrade, Simple Addressable
Library Building Orange County Public Library -
Laguna Beach Branch Throughout building

Uniformat Code: D7051
Recommendation: **Upgrade/Install in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$127,431

\$\$\$\$

The installation date of this system is assumed, and has likely exceeded its expected useful life. - AssetCALC ID: 7640988



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Lost Pier Cafe Site

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,344

\$\$\$\$

Management reported that the storm water drainage is an ongoing issue. The piping constantly gets clogged and the poor grading causing it to flood the area reaching into the restaurant - AssetCALC ID: 7701888



Foodservice Equipment in Poor condition.

Exhaust Hood, 8 to 10 LF
Lost Pier Cafe Lost Pier Cafe Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,864

\$\$\$\$

The exhaust hood is assumed to be original construction, and has exceeded its expected useful life. - AssetCALC ID: 7701884



Foodservice Equipment in Poor condition.

Exhaust Hood, 3 to 6 LF
LB Community & Susi Q Center Laguna Beach
Community & Susi Q Center Kitchen

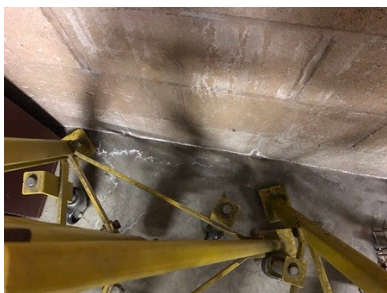
Uniformat Code: E1038
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,434

\$\$\$\$

The exhaust hood is assumed to be original construction, and has exceeded its expected useful life. - AssetCALC ID: 7702493



Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof
Corporation Yard Corporation Yard Mechanics
Shop Interior

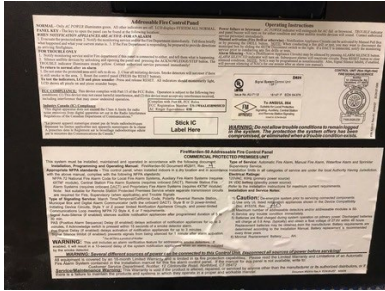
Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,344

\$\$\$\$

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.

Fully Addressable
LB Community & Susi Q Center Laguna Beach
Community & Susi Q Center Electrical Room

Uniformat Code: D7051
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$92,880

\$\$\$\$

The fire alarm panel has reached the end of its expected useful life and should be replaced soon. - AssetCALC ID: 7690441



Louvers in Poor condition.

Aluminum
Lost Pier Cafe Lost Pier Cafe Building Exterior

Uniformat Code: B2071
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$102,106

\$\$\$\$

The louvers are corroded and deteriorating. - AssetCALC ID: 7701914



Fire Alarm Panel in Poor condition.

Multiplex
Library Building Orange County Public Library -
Laguna Beach Branch Office

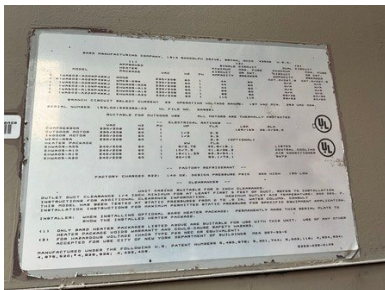
Uniformat Code: D7051
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,768

\$\$\$\$

The installation date of this panel is assumed, and the panel has likely exceeded its expected useful life. - AssetCALC ID: 7640960



Heat Pump in Poor condition.

Packaged & Wall-Mounted, 4.5 to 5 TON
Fire Station #2 Fire Station #2 Building exterior

Uniformat Code: D3037
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,010

\$\$\$\$

This Bard unit is operational, uses R-22 refrigerant and is beyond its expected useful life. - AssetCALC ID: 7816075



Stairs in Poor condition.

Concrete, Interior
Lot #14 - Hagan Place Parking Garage Interior Stairs

Uniformat Code: B1081
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$371,520

\$\$\$\$

The exit stairs are deteriorated, with cracks and deteriorating concrete. - AssetCALC ID: 7707630



Fire Alarm Panel in Poor condition.

Fully Addressable
Corporation Yard Corporation Yard Mechanics Shop Interior

Uniformat Code: D7051
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$92,880

\$\$\$\$

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



Flooring in Poor condition.

Carpet, Commercial Standard
Library Building Orange County Public Library - Laguna Beach Branch Throughout building

Uniformat Code: C2037
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$477,868

\$\$\$\$

The carpet flooring is deteriorated with observed signs of age and wear. - AssetCALC ID: 7640955



Air Handler in Poor condition.

Exterior AHU, 4001 to 6000 CFM
Library Building Orange County Public Library - Laguna Beach Branch Roof

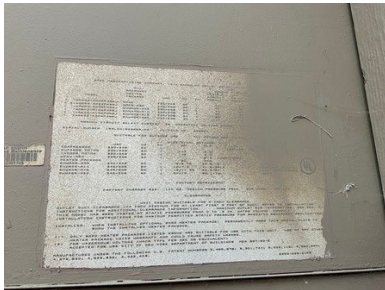
Uniformat Code: D3055
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$230,342

\$\$\$\$

Little information is available for this unit. Capacity is assumed. Although functional, the unit is showing signs of wear with significant levels of corrosion on the unit and ductwork. - AssetCALC ID: 7640972



Heat Pump in Poor condition.

Packaged & Wall-Mounted, 4.5 to 5 TON
Fire Station #2 Fire Station #2 Building exterior

Uniformat Code: D3037
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,010

\$\$\$\$

This Bard unit is operational, uses R-22 refrigerant and is beyond its expected useful life. - AssetCALC ID: 7816064

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Animal Shelter Site

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,344

\$\$\$\$

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



Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium
Density/Complexity
Fire Station #1 Throughout

Uniformat Code: D5023
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$490,406

\$\$\$\$

The electrical system is reportedly failing gradually with multiple repair/replacements that have been necessary. - AssetCALC ID: 7680210



Ceiling Finishes in Poor condition.

exposed irregular elements
Lot #14 - Hagan Place Parking Garage Interior,
rusting piping

Uniformat Code: C2057
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,740

\$\$\$\$

The exposed piping is significantly corroded and drips onto car roofs, leaving rust stains. - AssetCALC ID: 7707635



Flooring in Poor condition.

any surface, w/ Epoxy Coating
Fire Station #1 Apparatus Bay

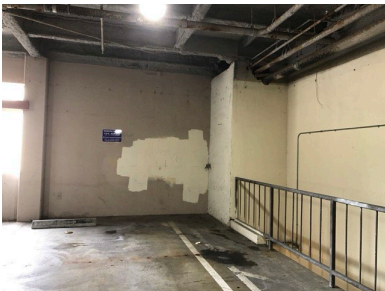
Uniformat Code: C2031
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$126,317

\$\$\$\$

The apparatus bay floor finish is peeling and worn. - AssetCALC ID: 7680182



Wall Finishes in Poor condition.

any surface
Lot #14 - Hagan Place Parking Garage
Throughout

Uniformat Code: C2017
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,152

\$\$\$\$

The walls have areas with graffiti and mismatched paint colors at multiple locations. - AssetCALC ID: 7707638



Exterior Door in Poor condition.

Wood, Solid-Core Commercial
The Laguna Playhouse The Laguna Playhouse
Building Exterior

Uniformat Code: B2051
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,920

\$\$\$\$

Delamating, door has also been damaged due to break in. - AssetCALC ID: 7727868



Seating Wall in Poor condition.

Brick/Stone, 18" Height
Site City Hall Complex Fire Station Site

Uniformat Code: G2066
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,062

\$\$\$\$

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



Foodservice Equipment in Poor condition.

Refrigerator, Undercounter 1-Door
The Laguna Playhouse The Laguna Playhouse
Lobby

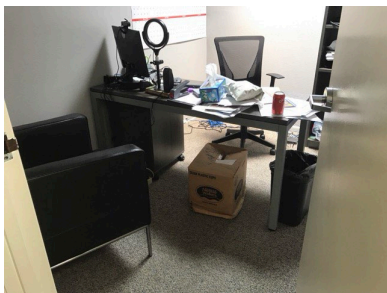
Uniformat Code: E1038
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,811

\$\$\$\$

Old with poor seals - AssetCALC ID: 7727766



Flooring in Poor condition.

Carpet, Commercial Standard
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: C2037
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$205,265

\$\$\$\$

Worn, stained, runs, and tears - AssetCALC ID: 7727890



Foodservice Equipment in Poor condition.

Refrigerator, Undercounter 1-Door
The Laguna Playhouse The Laguna Playhouse
Lobby

Uniformat Code: E1038
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,811

\$\$\$\$

Old with poor seals - AssetCALC ID: 7727750



Flooring in Poor condition.

Rubber Tile
The Laguna Playhouse The Laguna Playhouse
Green Room

Uniformat Code: C2035
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$62,973

\$\$\$\$

General wear and tear over a long life - AssetCALC ID: 7727866



Fixed Seating in Poor condition.

Auditorium/Theater, Metal Cushioned Standard
The Laguna Playhouse The Laguna Playhouse
Theater

Uniformat Code: E2017
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$882,050

\$\$\$\$

Seats are antiqued and hard to find parts fr repair - AssetCALC ID: 7727895

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: D7051
Recommendation: **Upgrade/Install in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$239,445

\$\$\$\$

Smoke detectors only - AssetCALC ID: 7727883



Roof Skylight in Poor condition.

per unit, up to 20 SF
Festival of Arts – Shops and Administration
Festival of Arts Complex Roof

Uniformat Code: B3061
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$56,347

\$\$\$\$

Seals are failing - AssetCALC ID: 7697893



**Recommended Follow-up Study:
Electrical, General Design**

Electrical, General Design
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: P2032
Recommendation: **Design in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$43,344

\$\$\$\$

Electrical distribution is original. Wiring insulation is naturally failing from age. Electrical system study recommended to determine overall scope of work required for upgrade. - AssetCALC ID: 7836078



**Recommended Follow-up Study:
Building Envelope, Façade**

Building Envelope, Façade
The Laguna Playhouse The Laguna Playhouse
Throughout building

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$43,344

\$\$\$\$

Both roof and facade have been surface repaired, with underlying issues covered up. Roof deck needs to be replaced and exterior facade needs to be replaced. Study recommended to determine total scope of project. - AssetCALC ID: 7836076

Seismic Repairs in Poor condition.

Shear Walls, Roof to Wall Connections, Steel
Frame and Hose Tower
Fire Station #2 Fire Station #2

Uniformat Code: B1021
Recommendation: **Replace in 2024**

Plan Type: Seismic

Cost Estimate: \$1,378,383

\$\$\$\$

- AssetCALC ID: 8453680

Seismic Repairs in Poor condition.

Shear Walls, Roof to Wall Connections, Tower
and Entrance Door
Fire Station #3 Fire Station #3

Uniformat Code: B1021
Recommendation: **Replace in 2024**

Plan Type: Seismic

Cost Estimate: \$1,767,096

\$\$\$\$

Inadequate shear walls, lack of proper roof connections, seismic weakness at the entrance and structural deficiencies in telecommunications tower. - AssetCALC ID: 8453677

Seismic Repairs in Poor condition.

Plywood Shear Walls, Roof Steel Straps
City Hall City Hall Complex

Plan Type: Seismic

Cost Estimate: \$6,441,198

Uniformat Code: B1021

Recommendation: **Replace in 2024**

\$\$\$\$

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

Seismic Repairs in Poor condition.

Shear Walls, Roof to Wall Connections, Steel
Frame, Seismic Separation
Fire Station #1

Plan Type: Seismic

Cost Estimate: \$1,513,121

Uniformat Code: B1021

Recommendation: **Replace in 2024**

\$\$\$\$

Inadequate shear walls, lack of proper connections of roof and floor, seismic weakness at the entrance and attachment to structure at east side. - AssetCALC ID: 8453681

Recommended Follow-up Study: Structural, Seismic

Structural, Seismic
Corporation Yard Corporation Yard

Plan Type: Seismic

Cost Estimate: \$556,838

Uniformat Code: P2032

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

Appendix C:

Equipment inventory

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
2	7680184	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		Fire Station #1	Building Exterior						2
D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637043	D1010	Elevator Controls	Automatic, 1 Car		Lifeguard Headquarters camp / Lifeguard Headquarters	Elevator	ThyssenKrupp	EP07025	EBM129,	2014		1
2	7645054	D1010	Elevator Controls	Automatic, 1 Car	1500 LB	Laguna Beach Community and Recreation Center / Field Restroom	Elevator	ThyssenKrupp	EP12530	EY8679	2009		1
3	7718114	D1010	Elevator Controls	Automatic, 1 Car		City Hall Complex / City Hall	Elevator	Montgomery Elevator Company	S411-66	CP.68694			1
4	7645018	D1010	Elevator Controls	Automatic, 1 Car	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator	ThyssenKrupp	EP12530	EY8678	2009		1
5	7690485	D1010	Elevator Controls	Automatic, 1 Car		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator				2009		1
6	7649640	D1010	Elevator Controls	Automatic, 1 Car		Corporation Yard / Corporation Yard	Interior				2008		1
7	7904908	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	1500 LBS	Laguna Beach Community and Recreation Center / Field Restroom	Elevator				2009		1
8	7885035	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2000 LB	Lifeguard Headquarters camp / Lifeguard Headquarters	Elevator	ThyssenKrupp	No dataplate	No dataplate	2014		1

9	7904054	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator					2009	1
10	7974061	D1010	Passenger Elevator	Hydraulic, 2 Floors, 3000 to 4000 LB	3500 LB	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator	Schindler	No dataplate	No dataplate		2009	1
11	7718148	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	City Hall Complex / City Hall	Elevator	Montgomery Elevator Company	No dataplate	No dataplate			1
12	7649644	D1010	Passenger Elevator	Hydraulic, 2 Floors, 2500 LB	2500 LB	Corporation Yard / Corporation Yard	Interior					2008	1
13	7690408	D1010	Vertical Lift	Wheelchair, 5' Rise		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Rear Entrance					2009	1
14	7645078	D1010	Vertical Lift	Wheelchair, 5' Rise		Laguna Beach Community and Recreation Center / Gymnasium	Stage	No dataplate	No dataplate	No dataplate		2009	1
15	7744237	D1010	Vertical Lift	Wheelchair, 5' Rise		Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Access Industries Inc.	750LBS	1003WLSH12021328880J		2003	1
16	7816074	D1050	Crane	2 Ton	1 TON	Fire Station #2 / Site	Site	No dataplate	No dataplate	No dataplate		2009	1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode Qty
1	7690450	D2010	Storage Tank	Domestic Water, 80 GAL	80 GAL	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof			448806		2014	1
2	7690486	D2010	Boiler	Gas, Domestic, 120 MBH	120 MBH	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Raypak	WH1 0122	0805283276		2009	1

3	7906274	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Middle School	Utility room					2009	1
4	7904057	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Administration and Elementary School	Utility closet					2009	1
5	7885531	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 53 to 70 GAL		Lifeguard Headquarters camp / Lifeguard Headquarters	Office	Inaccessible	Inaccessible	Inaccessible		2014	1
6	7910569	D2010	Water Heater	Gas, Residential, 60 to 120 GAL	80 GAL	Fire Station #2 / Fire Station #2	Utility room	Inaccessible	Inaccessible	Inaccessible			1
7	7701905	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Lost Pier Cafe / Lost Pier Cafe	Roof	Rheem	ES50-15-G-1	DX0718 A081803516		2018	1
8	7727826	D2010	Water Heater	Electric, Residential	40 GAL	The Laguna Playhouse / The Laguna Playhouse	Janitor	Bradford White	RE240S6-1NCWW	WK46787331		2020	1
9	7645068	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	30 GAL	Laguna Beach Community and Recreation Center / Gymnasium	Utility closet	A. O. Smith	DEL-30 110	1831111432924		2009	1
10	7668674	D2010	Water Heater	Electric, Residential, 6 GAL	6 GAL	Public Works / Public Works	Common Area Restroom, Above Ceiling	A.O. Smith	ELJF 6 910	MD96-0022860-206		1996	1
11	7697948	D2010	Water Heater	Gas, Residential	75 GAL	Festival of Arts Complex / Festival of Arts – Forum Theater	Utility closet	Rheem	XG75T06EN76U1	M462211885		2023	1
12	7815855	D2010	Water Heater	Gas, Residential	50 GAL	Lang Park Community Center / Lang Park Community Center	The Port	Bradford White	U15036FRN	MC35926414 D/N:-394		2013	1
13	7815813	D2010	Water Heater	Gas, Residential	30 GAL	Lang Park Community Center / Lang Park Community Center	Utility closet	Richmond	5V30-6N	RMLN 0798143587		1996	1
14	7727863	D2010	Water Heater	Gas, Residential	75 GAL	The Laguna Playhouse / The Laguna Playhouse	Costume Shop	Bradford White	M2XR7586EN10	YM2425095		2003	1

15	7640995	D2010	Water Heater	Gas, Residential, 30 to 50 GAL	50 GAL	Fire Station #3 / Fire Station #3	Utility closet	Bradford White	U15036FRN	FB11539151 D/N:-394	2016	1
16	7704825	D2010	Water Heater	Gas, Residential, 50 GAL	50 GAL	Animal Shelter / Animal Shelter	Mechanical Room	Bradford White	URG250H6N	WA44538833	2020	1
17	7680228	D2010	Water Heater	Gas, Residential, 50 GAL	50 GAL	Fire Station #1	2nd Floor	Bradford White	URG250T6N	ZD51274737	2023	1
18	7718093	D2010	Water Heater	Gas, Tankless	9.8 GPM	City Hall Complex / City Hall	Utility Closet	Noritz	NRC98DV(GQ-C2857WS-FF US)	2018. 09 - 024352	2018	1
19	7649567	D2010	Water Heater	Gas, Tankless, 3.95 GPM	3.95 GPM	Corporation Yard / Corporation Yard	Mechanical Room	Navien	NPE-240A2	2087D243047354	2020	1
20	7697919	D2010	Backflow Preventer	Domestic Water	2 IN	Festival of Arts Complex / Festival of Arts – Forum Theater	Building exterior	Wilkins Zurn	975XL2	Inaccessible		1
21	7744216	D2010	Backflow Preventer	Domestic Water	1.5 IN	Festival of Arts Complex / Festival of Arts – Site	Site	Wilkins Zurn	875XL2	4302157		1
22	7697862	D2010	Backflow Preventer	Domestic Water	4 IN	Festival of Arts Complex / Festival of Arts – Site	Site	Ames	3000SS	1963090419	2019	1
23	7697935	D2010	Backflow Preventer	Domestic Water	2 IN	Festival of Arts Complex / Festival of Arts – Forum Theater	Building exterior	Wilkins Zurn	975XL2	4332953		1
24	7744214	D2010	Backflow Preventer	Domestic Water	1.5 IN	Festival of Arts Complex / Festival of Arts – Site	Site	APOLLO	Illegible	Illegible	2014	1
25	7637052	D2010	Backflow Preventer	Domestic Water, 4 IN	4 IN	Lifeguard Headquarters camp / Lifeguard Headquarters	Building exterior	No dataplate	No dataplate	No dataplate	2014	1
26	7727786	D2020	Pump	Sewage Ejector	3 HP	The Laguna Playhouse / The Laguna Playhouse	Green Room	Inaccessible	Inaccessible	Inaccessible		1
27	7637010	D2020	Pump	Sewage Ejector, Duplex, 1 HP	1 HP	Lifeguard Headquarters camp / Lifeguard Headquarters	Mechanical room	No dataplate	No dataplate	No dataplate	2014	3
28	7649583	D2020	Supplemental Components	Oil Interceptor, Vehicular Shop Type		Corporation Yard / Site	Site				2008	1
29	7718249	D2030	Pump	Sump	20 HP	City Hall Complex / Site	Site					1
30	7680199	D2060	Air Compressor	Tank-Style, 0.75 HP	0.75 HP	Fire Station #1	Apparatus Bay	SpeedAire	34600-08	Inaccessible		1
31	7649601	D2060	Air Compressor	Tank-Style, 10 HP		Corporation Yard / Site	Site	Sullair	SRS-75 02250169-526	3448300002	2008	1

32	7649585	D2060	Air Compressor	Tank-Style, 15 HP		Corporation Yard / Site		Bauer Compressors	Legacy 18	18RC3	2015	1	
33	7649638	D2060	Supplemental Components	Compressed Air Dryer, Process Support, 151 CFM	151 CFM	Corporation Yard / 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		No dataplate	No dataplate	No dataplate			1
2	7649570	D3010	Supplemental Components	Tank Monitoring System, Fuel Oil		Corporation Yard / Corporation Yard		Veeder-Root	0848290-022	H11190442105001	2008		1
3	7649602	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site		Illegible	Illegible	307768	1990		1
4	7649632	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site		Illegible	Illegible	379928	1998		1
5	7649596	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site		Illegible	Illegible	388358	1999		1
6	7704851	D3020	Boiler	Gas, HVAC, 135 MBH	135 MBH	Animal Shelter / Animal Shelter	Mechanical Room	Lochinvar	CBN-135		2011		1
7	7690458	D3020	Boiler	Gas, HVAC, 750 MBH	750 MBH	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Laars	PNCH0750NACK2CXN	C07192662	2009		1
8	7744233	D3020	Furnace	Gas	35 MBH	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building				2004		1
9	7697883	D3020	Furnace	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	EBD2X60JA1	X063851866			1
10	7697878	D3020	Furnace	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	CNRVT6024ACAAAAA	2806X23554	2006		1
11	7815793	D3020	Furnace	Gas	100 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-60D-6F-1	6013F18875	2014		1

12	7815805	D3020	Furnace	Gas	125 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-50/60C-6F-1	6016G37791	2016	1
13	7697928	D3020	Furnace	Gas	24 MBH	Festival of Arts Complex / Festival of Arts – Forum Theater	Storage	Rheem	RBHA-24J00NHBA	M0999 05451	2009	1
14	7815852	D3020	Furnace	Gas	100 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-60D-6F-1	6013F18878	2014	1
15	7697892	D3020	Furnace	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	EBD2X60JA1	X063851867	2006	1
16	7644979	D3020	Fireplace	Natural Gas, 40 MBH	40 MBH	Laguna Beach Community and Recreation Center / Administration and Elementary School	Library	No dataplate	No dataplate	No dataplate	2009	1
17	7649604	D3020	Unit Heater	Natural Gas	Inaccessible	Corporation Yard / Corporation Yard	Water Waste Division				2008	2
18	7649550	D3020	Unit Heater	Natural Gas	105 MBH	Corporation Yard / Corporation Yard	Maintenance Shop	Reznor	UDAP100	Multiple	2008	3
19	7744235	D3020	Unit Heater	Natural Gas	80 MBH	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Reznor	Inaccessible	Inaccessible		4
20	7649554	D3020	Unit Heater	Natural Gas, 105 MBH assumed	Inaccessible	Corporation Yard / Corporation Yard	Mechanic Shop				2008	10
21	7645100	D3020	Unit Heater	Natural Gas, 26 to 55 MBH	50 MBH	Laguna Beach Community and Recreation Center / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2009	6
22	7690437	D3020	Boiler Supplemental Components	Expansion Tank, 33.5 GAL	33.5 GAL	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Bell & Gossett	D60V	418589	2019	1
23	7649587	D3030	Air Conditioner	Window/Thru-Wall, 1.5 to 2 TON	No dataplate	Corporation Yard / Corporation Yard	On-call Apartment	No dataplate				2

24	7718286	D3030	Heat Pump	Packaged & Wall-Mounted	2.5 TON	City Hall Complex / Police Storage Building	Building exterior	Marvair	HVPSA30HP1D000NBU-A5-200	EJ-F168132-0-1	2020	1
25	7816064	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	3 TON	Fire Station #2 / Fire Station #2	Building exterior	Bard	WAG0Z-A0ZXPAKKE	153L001529665-02	2002	1
26	7816075	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Fire Station #2 / Fire Station #2	Building exterior	Bard	WAG0Z-A0ZXPAKKE	153L001525206-02	2002	1
27	7668657	D3030	Heat Pump [AC-1]	Variable Refrigerant Volume (VRV), 5.75 TON	5.75 TON	Public Works / Public Works	Parking Garage	Samsung	AM072FXVAFR	B83RP3GJB00004T	2018	1
28	7668675	D3030	Heat Pump [AC-2]	Variable Refrigerant Volume (VRV), 13 TON	14 TON	Public Works / Public Works	Parking Garage	Samsung	AM168HXVAFR	B843P3GJA00009M	2018	1
29	7902433	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Lang Park Community Center / Lang Park Community Center	Roof	Lennox	Inaccessible	Inaccessible	2017	1
30	7902435	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Lang Park Community Center / Lang Park Community Center	Roof	Lennox	Inaccessible	Inaccessible	2017	1
31	7718166	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	Carrier	25HCD330A300	4614E12726	2014	1
32	7718135	D3030	Split System	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3652181A	W101938611	2011	1
33	7718100	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	YHJF30S41S1A	W1D1936237	2011	1
34	7718182	D3030	Split System	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	No dataplate	No dataplate	No dataplate		1
35	7697906	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Daikin Industries	RX12NMVJU	G011035	2016	1
36	7718160	D3030	Split System	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	YHJF48S41S1A	W1C1891167	2011	1
37	7697964	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Roof	Toshiba	RAV-SP180AT2-UL	60520045	2017	1
38	7718132	D3030	Split System	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	Carrier	2158NA036-A	2210E09967	2010	1

39	7697876	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Carrier	38GJQD24---3	Illegible	2016	1
40	7718112	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	City Hall Complex / City Hall	Roof	ACPro	A0VB-42HN1-M14	3400031010825110100036	2018	1
41	7815798	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Lang Park Community Center / Lang Park Community Center	Building exterior	Lennox	ML14XC1-060-230A03	1917B10813	2017	1
42	7718156	D3030	Split System	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF36S41S	W1D1938618	2011	1
43	7718149	D3030	Split System	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	Illegible	W1D1939608	2011	1
44	7718153	D3030	Split System	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	Trane	Inaccessible	Inaccessible		1
45	7644967	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433J932F	2009	1
46	7645021	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433KA92F	2009	1
47	7637023	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lifeguard Headquarters camp / Lifeguard Headquarters	Exterior mechanical area	Carrier	38QR048300	2313X--035	2014	1
48	7645008	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3048A3000AA	82835S21F	2009	1
49	7645038	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835GE1F	2009	1
50	7645035	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835CS1F	2009	1

51	7649618	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Corporation Yard / Corporation Yard	Roof	Carrier	38QRR048-601	2906X93050	2008	1
52	7645012	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3060A3000AA	8501Y592F	2009	1
53	7816032	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Fire Station #2 / Fire Station #2	Building exterior	Bryant	134ANA061-A	3909E09122	2009	1
54	7637000	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Lifeguard Headquarters camp / Lifeguard Headquarters	Exterior mechanical area	Carrier	38QRR060300	5013X91925	2014	1
55	7649616	D3030	Split System	Condensing Unit/Heat Pump, 7.5 TON	7.5 TON	Corporation Yard / Corporation Yard	Roof	Carrier	38AUQD08A0A6A0A0A0	4721C10786	2021	1
56	7718279	D3030	Split System	Fan Coil Unit, DX	4 TON	City Hall Complex / City Hall	City Hall North - Mechanical Room	Trane	TAM9A0C48V41DAA	17202LK01V	2017	1
57	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
58	7690453	D3030	Split System [CU-1]	Air Cooled Condensing Unit, 70 TON	70 TON	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Technical System, Inc.	20A0LM60-SCF407	02-08-088494-001-001	2009	1
59	7718122	D3030	Split System [HP10]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3684181A	Illegible		1
60	7718126	D3030	Split System [HP11]	Condensing Unit/Heat Pump	3.5 TON	City Hall Complex / City Hall	Roof	York	YHJF42S41S2A	W1B1782284	2011	1
61	7718133	D3030	Split System [HP11]	Condensing Unit/Heat Pump	5 TON	City Hall Complex / City Hall	Roof	York	YHJF60S41S1A	W1F1127406	2011	1
62	7718098	D3030	Split System [HP13]	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	Illegible	W1B1782191	2011	1
63	7718140	D3030	Split System [HP16]	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	YHJD48S43S3A	W1E2777066	2012	1
64	7718095	D3030	Split System [HP18]	Condensing Unit/Heat Pump	2 TON	City Hall Complex / City Hall	Roof	York	Illegible	Illegible		1
65	7718152	D3030	Split System [HP2]	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	YHJF30S41S1A	W1D1936235	2011	1
66	7718151	D3030	Split System [HP3]	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	HJF30841S1A	W1D1936240	2011	1

67	7718170	D3030	Split System [HP3A]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	B1HQ036A25A	(S)N1K1302035	2011	1
68	7718134	D3030	Split System [HP8]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3652181A	W1D1338505	2011	1
69	7718111	D3030	Split System [HP9]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF36541914	W1D1938634	2011	1
70	7701865	D3030	Split System Ductless	Single Zone	1 TON	Lost Pier Cafe / Lost Pier Cafe	Building exterior	MRCOOL	DIY-12-HP-C-115C25	SA33108	2023	1
71	7704847	D3030	Split System Ductless	Single Zone	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MGQF36301--	1715V30633	2015	1
72	7718143	D3030	Split System Ductless	Single Zone	1.5 TON	City Hall Complex / City Hall	Roof	ACPro	AWH18ATDXD-D3DNA1A/0	63249913089	2023	1
73	7718094	D3030	Split System Ductless	Single Zone	1.5 TON	City Hall Complex / City Hall	Building Exterior	Carrier	38MARBQ18AA3	3322V18552	2022	1
74	7704826	D3030	Split System Ductless	Single Zone	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MGQF36-3	1715V30875	2015	1
75	7704846	D3030	Split System Ductless	Single Zone	2 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MAQB24---3	1715V34290	2015	1
76	7718146	D3030	Split System Ductless	Single Zone	1.5 - 2 TON	City Hall Complex / City Hall	Roof	Inaccessible	Inaccessible	Inaccessible		1
77	7816037	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	.75 TON	Fire Station #2 / Fire Station #2	Building exterior	Lennox	MPB009S4S-1P	S6918J00601	2019	1
78	7637038	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	.75 TON	Lifeguard Headquarters camp / Lifeguard Headquarters	Exterior mechanical area	Carrier	38GVQ009-1	1913 V0C 235	2014	1
79	7636999	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	1.5 TON	Lifeguard Headquarters camp / Lifeguard Headquarters	Exterior mechanical area	Mitsubishi	NAXSST18A112AA	0000174T20U8D4	2014	1
80	7727806	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Gree	NE024HP230V1A0	63229948513	2014	1
81	7641014	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Fire Station #3 / Fire Station #3	Building exterior	Fujitsu	A0U24RLB	FRN 057614	2016	1
82	7680220	D3030	Split System Ductless	Single Zone, 2 TON	2 TON	Fire Station #1	Roof (police building adjacent)	Fujitsu	AOU24RLXFZ	LUN113683	2014	1
83	7816031	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	2.5 TON	Fire Station #2 / Fire Station #2	Building exterior	Lennox	Inaccessible	Inaccessible	2019	1
84	7690447	D3050	Pump	Distribution, HVAC Heating Water, 3 HP	3 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Bell & Gossett	1510	C180302-01A41	2009	1

85	7683141	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1600 CFM	1600 CFM	Fire Station #1	Attic	Advanced Distributor Products	No dataplate	No dataplate	2012	1
86	7640972	D3050	Air Handler	Exterior AHU, 4001 to 6000 CFM	5000 CFM estimated	Orange County Public Library - Laguna Beach Branch / Library Building	Roof	No dataplate	No dataplate	No dataplate	1994	1
87	7744204	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Stage	Carrier	ZIFB4BNF060000AAAA	S0505A73126	2005	1
88	7690460	D3050	Air Handler [AH-1]	Interior AHU, Easy/Moderate Access, 18500 CFM	18500 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Energy Labs Inc.	C70102 FC-L	0711-3566-1	2009	1
89	7697917	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Roof	ACPRO	PRPHP1460 EP-2A	1621M19073	2021	1
90	7727777	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50FCQA05A2A5A0A0A0	1021C70594	2021	1
91	7727859	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50VT-C2430TP	1619C28776	2019	1
92	7727831	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50TCQD08A2A5A0A0A0	4917P35590	2017	1
93	7727757	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	48HCDD28C7A5A0A0G0	4114P15470	2014	1
94	7727873	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50TCQD08A2A5A0A0A0	No dataplate	2019	1
95	7727842	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50VT-C48-50-	2121F46905	2021	1
96	7718158	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	York	B1HQ036A25A	(S)N1K1302038	2011	1
97	7697950	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Festival of Arts Complex / Festival of Arts – Forum Theater	Roof	York	B3HP060A06A	(S)N0G7025966	2007	1

98	7727877	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50VT-C48-50-	1319C48154	2019	1
99	7697951	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Festival of Arts Complex / Festival of Arts – Forum Theater	Roof	Illegible	GCGD60S21S2XB	W1H3974037	2013	1
100	7697910	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Roof	Bryant	583ANH024040NCAD	4505G21255	2005	1
101	7644981	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1
102	7697911	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Roof	ACPRO	PRPHP1460EP-2A	1621M19074	2021	1
103	7727854	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50VT-C48---50--	2817C30874	2017	1
104	7727844	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50EZ-A48---50--	3316C35805	2016	1
105	7697940	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Festival of Arts Complex / Festival of Arts – Forum Theater	Roof	York	B3HP060A06A	(S)N0G7989419	2007	1
106	7718136	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	City Hall Complex / City Hall	Roof	York	ZH090N10N2AAA5A	N1C2649401	2012	1
107	7697897	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Carrier	Illegible	Illegible	2004	1
108	7697908	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	ACPRO	PRPHP1436EP-2A	1622J30616	2022	1
109	7718169	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	City Hall Complex / City Hall	Roof	Carrier	50TCQD08A2A5A0A0G0	3518P82270	2018	1
110	7718172	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	Bryant	604BPX036000AB	3207G21144	2007	1

111	7718164	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	Trane	4WCY4036B3000AA	191511142L	2019	1
112	7727802	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Carrier	50VT-C48-50-	2421F46923	2021	1
113	7727800	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2.5 TON	The Laguna Playhouse / The Laguna Playhouse	Roof	Rheem	RQPL-B030JK 000	F441500524	2015	1
114	7697913	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Throughout building	Carrier	Illegible	3204E28316	2004	1
115	7718125	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	City Hall Complex / City Hall	Roof	Carrier	50VT-K60--50--	4023F47597	2023	1
116	7697898	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Carrier	No dataplate	No dataplate	2004	1
117	7697902	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Carrier	No dataplate	No dataplate	2004	1
118	7645098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	YCD150E3LAAA	906100284D	2009	1
119	7641033	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Fire Station #3 / Fire Station #3	Roof	Trane	4YCC4036A1070AA	16375JJN9H	2016	1
120	7704811	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	ICP	PGD436060K001G1	F193447165	2019	1
121	7644956	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1
122	7645002	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1

123	7644986	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1
124	7645127	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	No dataplate	No dataplate	2009	1
125	7645096	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	Illegible	Illegible	2009	1
126	7645124	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	Illegible	Illegible	2009	4
127	7718138	D3050	Packaged Unit [HP18]	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
128	7702489	D3050	Variable Air Volume Unit	VAV Box, 1301 to 2500 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009	8
129	7702488	D3050	Variable Air Volume Unit	VAV Box, 2501 to 5000 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009	7
130	7702487	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009	18
131	7702486	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009	4
132	7637065	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	500 CFM	Lifeguard Headquarters camp / Lifeguard Headquarters	Throughout building	Greenheck	Illegible	Illegible	2014	16

133	7690489	D3060	Exhaust Fan	Axial, 212 CFM	212 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator					2009	2
134	7697915	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Roof	Twin City Fan & Blower	DCRD090B1	E09-000000004854		2009	2
135	7697875	D3060	Exhaust Fan	Centrifugal, 12" Damper	510 CFM	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Cook	80 ACES	1389084835-00/0022603		2017	3
136	7704803	D3060	Exhaust Fan	Centrifugal, 12" Damper	400 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	70 ACEH 70C150H	138SD58880-01/0017604		2011	1
137	7727774	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	The Laguna Playhouse / The Laguna Playhouse	Roof	No dataplate	No dataplate	No dataplate			3
138	7645019	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Loren Cook	Illegible	Illegible		2009	3
139	7697967	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Roof	Cook	70 ACEB	Illegible		2017	3
140	7815821	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Lang Park Community Center / Lang Park Community Center	Roof	Inaccessible	Inaccessible	Inaccessible			1
141	7697954	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Festival of Arts Complex / Festival of Arts – Forum Theater	Roof						1
142	7704850	D3060	Exhaust Fan	Centrifugal, 12" Damper	175 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	90 ACEH 90C10DH	138SD47334-00/0000714		2011	1
143	7704827	D3060	Exhaust Fan	Centrifugal, 12" Damper	400 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	70 ACEH 70C15DH	38SD58880-01/0017603		2011	1
144	7645089	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	00 ACF 100ACF B	8S652099-00/0007430		2009	1

145	7704830	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	400 CFM Assumed	Animal Shelter / Animal Shelter	Roof, Flat	No dataplate	No dataplate	No dataplate	2011	1
146	7645107	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	4
147	7690428	D3060	Exhaust Fan	Centrifugal, 12" Damper, 900 CFM	900 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Quiet-Aire	APU-02-OT		2009	1
148	7704828	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120ACE 120C15D	138SD66606-00/0015502	2011	1
149	7704818	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015506	2011	1
150	7704820	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015507	2011	1
151	7704793	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	Illegible	Illegible	2011	1
152	7727787	D3060	Exhaust Fan	Centrifugal, 16" Damper	1800 CFM	The Laguna Playhouse / The Laguna Playhouse	Roof	Greenheck	6-200-10-V6-1-30-X	18913293	2018	1
153	7704802	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015508	2011	1
154	7704809	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	1385D56506-00/0015505	2011	1
155	7697881	D3060	Exhaust Fan	Centrifugal, 16" Damper	1300 CFM	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Cook	35ACE	Illegible	2017	2
156	7645122	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	1500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	1
157	7645069	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	195 AC	138SC37740-00/0038501	2009	1
158	7697963	D3060	Exhaust Fan	Propeller, 0.75 HP Motor	7500 CFM	Festival of Arts Complex / Festival Throughout of Arts – Exhibition building Shelters		Inaccessible	Inaccessible	Inaccessible	2017	3
159	7718175	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	Illegible	City Hall Complex / City Hall	Roof	Illegible	Illegible	Illegible		1

160	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	
161	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	
162	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	
163	7701892	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3600 CFM	Lost Pier Cafe / Lost Pier Cafe	Roof	Cook	195 VCRH 195VCRHB	138SH7 1969-00/000670		2018	1	
164	7649634	D3060	Exhaust Fan	Vehicle Exhaust	12,000 CFM	Corporation Yard / Corporation Yard	Mechanic Shop						4	
165	7816078	D3060	Exhaust Fan	Vehicle Exhaust System, 1 to 1.5 HP Motor	1000 CFM	Fire Station #2 / Fire Station #2	Garage	Plymovent	M0DEL 052	No dataplate		2010	1	
166	7680204	D3060	Exhaust Fan	Vehicle Exhaust, 3 HP Motor, 2000 CFM		Fire Station #1	Apparatus Bay					2000	2	
167	7690464	D3060	Exhaust Fan [EF-1]	Centrifugal, 15 HP Motor, 25000 CFM	15 HP Motor, 25000 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room, Garage Exhaust Fan	Energy Labs Inc	C76120-F-L	0711-3566-EF-1		2009	1	
168	7701876	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Lost Pier Cafe / Lost Pier Cafe	Kitchen	Mars	STD236-1UA-0B	1088716S		2008	1	
169	7697934	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen						2	
170	7701861	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Lost Pier Cafe / Lost Pier Cafe	Kitchen	Mars	Illegible	Illegible		2008	1	
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	7744215	D4010	Backflow Preventer	Fire Suppression	8 IN	Festival of Arts Complex / Festival of Arts – Site	Site	Ames	3000SS	1228211002		2002		1
2	7645175	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 IN	Laguna Beach Community and Recreation Center / Site	Site	No dataplate	No dataplate	No dataplate		2009		1

3	7690492	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood	4 LF	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	CaptiveAire	4824 ND-2	576875	2009	4	
4	7697945	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen					10	
5	7701897	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Lost Pier Cafe / Lost Pier Cafe	Kitchen				2008	10	
6	7707626	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lot #14 - Hagan Place Parking Garage	Building interior					1	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7697858	D5010	Generator	Diesel	100 KW	Festival of Arts Complex / Festival of Arts – Site	Site	Generac	Inaccessible	Inaccessible	2004		1
2	7718128	D5010	Generator	Diesel	350 KW	City Hall Complex / City Hall	Building Exterior	Cummins	DFEG-7508087	L080224172	2008		1
3	7649563	D5010	Generator	Diesel, 600 KW	600 KW	Corporation Yard / Site	Site	Caterpillar	C18	G7A01919	2007		1
4	7816057	D5010	Generator	Gas or Gasoline, 25 to 35 KW	30 KW	Fire Station #2 / Fire Station #2	Building exterior	Onan	No dataplate	No dataplate	2010		1
5	7641003	D5010	Generator	Propane, 40 to 80 KW	77 KW	Fire Station #3 / Fire Station #3	Generator room	Cummins	GGMA-7808817	H110237193	2016		1
6	7697882	D5010	Uninterruptible Power Supply	UPS	7.8 KVA	Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room				2017		1
7	7690488	D5010	Uninterruptible Power Supply	UPS, Emergency Lighting	7.5 KVA	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Elesco	6-E-5-S-BD2006-A-M-T-Z	74611L1-1			1
8	7697859	D5010	Automatic Transfer Switch	ATS	100 AMP	Festival of Arts Complex / Festival of Arts – Site	Site	Generac	Inaccessible	Inaccessible	2004		1
9	7718119	D5010	Automatic Transfer Switch	ATS	1600 AMP	City Hall Complex / City Hall	Electrical Room	Cummins	0TPCF-7483538	K080223876	2008		1
10	7641001	D5010	Automatic Transfer Switch	ATS, 100 AMP		Fire Station #3 / Fire Station #3	Interior	Cummins	No dataplate	No dataplate	2016		1

11	7910472	D5010	Automatic Transfer Switch [OSSD EM GEN TRANS SW]	ATS, 400 AMP	300	Fire Station #2 / Fire Station #2	Building exterior	Onan	No dataplate	No dataplate	2010	1
12	7690456	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler-Hammer	V48M28T49EE	J08B02149	2009	1
13	7718285	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	City Hall Complex / Police Storage Building	Building exterior	General Electric	Type QL	9T10C1003	2020	1
14	7660815	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA		Lot #11 - Forest/Laguna Canyon Lot	Site	Eaton Cutler-Hammer	V48M28T1216	V12DA001	2020	1
15	7649591	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 KVA	Corporation Yard / Corporation Yard	Streets Division	HPS Hammond	NMK030KB	0342301730	2008	1
16	7637059	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 KVA	Lifeguard Headquarters camp / Lifeguard Headquarters	Electrical room	MGM Transformer Company	HT30A3B2SH	30YS-1305-1-18	2014	1
17	7649597	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Corporation Yard / Corporation Yard	Streets Division	HPS Hammond	NMK075KB	0342301738	2008	1
18	7637064	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Lifeguard Headquarters camp / Lifeguard Headquarters	Electrical room	MGM Transformer Company	HT75A3B2SH	75YS-1306-1-48	2014	1
19	7906208	D5020	Switchboard	120/208 V, 1000 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009	1
20	7727840	D5020	Switchboard	120/208 V	800 AMP	The Laguna Playhouse / The Laguna Playhouse	Electrical room					1
21	7697871	D5020	Switchboard	120/208 V	1600 AMP	Festival of Arts Complex / Festival of Arts – Shops and Administration	Building exterior	Square D			2017	1
22	7697861	D5020	Switchboard	120/208 V	1600 AMP	Festival of Arts Complex / Festival of Arts – Site	Site	Cutler-Hammer	MDA114	5LF4269387A		1
23	7718162	D5020	Switchboard	120/208 V	1600 AMP	City Hall Complex / City Hall	Electrical Room	IEM	SWBD	076817-0001	2008	1

24	7815833	D5020	Switchboard	120/208 V	2000 AMP	Lang Park Community Center / Lang Park Community Center	Building exterior	GE	Illegible	Illegible	1995	1
25	7727815	D5020	Switchboard	120/208 V, 1200 AMP	1200 AMP	The Laguna Playhouse / The Laguna Playhouse	Building exterior	Pacific Electric, INC	04212	NA	1988	1
26	7644965	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	SLA39297	No dataplate	2009	4
27	7668669	D5020	Switchboard	120/240 V, 400 AMP	400 AMP	Public Works / Public Works	Parking Garage	Eaton	No dataplate	No dataplate	2018	1
28	7637001	D5020	Switchboard	277/480 V, 400 AMP	400 AMP	Lifeguard Headquarters camp / Lifeguard Headquarters	Electrical room	Siemens	SB1 REV. A	3004447953-020020-02	2013	1
29	7690470	D5020	Switchgear	277/480 V	800 AMP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler-Hammer		SSN50489	2009	1
30	7649610	D5020	Switchgear	277/480 V, 1000 AMP		Corporation Yard / Corporation Yard	Building exterior	RSE-Sierra		26885-1	2008	1
31	7904903	D5020	Distribution Panel	120/208 V, 200 AMP		Laguna Beach Community and Recreation Center / Chapel	Interior	No dataplate	No dataplate	No dataplate	2009	1
32	7910563	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Fire Station #2 / Fire Station #2	Interior	No dataplate	No dataplate	No dataplate	2004	1
33	7847738	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP Estimated	Orange County Public Library - Laguna Beach Branch / Library Building	Building Interior				1994	1
34	7891083	D5020	Distribution Panel	120/208 V, 400 AMP		Lifeguard Headquarters camp / Lifeguard Headquarters	Electrical room	Square D	No dataplate	No dataplate	2014	1

35	7904759	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	No dataplate	No dataplate	2009	3
36	7906209	D5020	Distribution Panel	120/208 V, 400 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009	1
37	7904910	D5020	Distribution Panel	120/240 V, Residential Style, 100 AMP		Laguna Beach Community and Recreation Center / Field Restroom	Interior				2009	1
38	7718296	D5020	Distribution Panel	120/208 V	200 AMP	City Hall Complex / Police Storage Building	Building exterior	No dataplate	No dataplate	No dataplate	2020	1
39	7744220	D5020	Distribution Panel	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building					1
40	7697887	D5020	Distribution Panel	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room					1
41	7697971	D5020	Distribution Panel	120/208 V	400 AMP	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Building exterior- Green Stage	Square D	12384844090090001	17055		1
42	7727829	D5020	Distribution Panel	120/208 V	200 AMP	The Laguna Playhouse / The Laguna Playhouse	Utility closet				2004	1
43	7744191	D5020	Distribution Panel	120/208 V	600 AMP	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Stage	Union Connector Co.	PBS-M60414020W-CL	CSDC-60414020-CL		1
44	7718272	D5020	Distribution Panel	120/208 V	200 AMP	City Hall Complex / City Hall	City Hall North - Throughout building	Eaton	1492D82G03	HKD3400F	2016	1
45	7718116	D5020	Distribution Panel	120/208 V	600 AMP	City Hall Complex / City Hall	Electrical Room	Siemens	BG42ML4600SBM	60-00930-2	1990	1
46	7697959	D5020	Distribution Panel	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Forum Theater	Janitor					1

47	7701903	D5020	Distribution Panel	120/208 V	200 AMP	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Murray Electrical Products	No dataplate	No dataplate	2008	1
48	7660812	D5020	Distribution Panel	120/208 V, 400 AMP		Lot #11 - Forest/Laguna Canyon Lot	Site	Myers	519733	SM120098	2020	1
49	7645149	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Middle School	Utility closet	No dataplate	No dataplate	No dataplate	2009	1
50	7649573	D5020	Distribution Panel	120/208 V, 60 AMP	60 AMP	Corporation Yard / Storage Building	Storage Building				2020	1
51	7690474	D5020	Distribution Panel [DB]	120/208 V, 400 AMP	400 AMP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler- Hammer	PRL3a	SSN50489-002	2009	1
52	7668654	D5020	Distribution Panel [GM]	120/240 V, 400 AMP	400 AMP	Public Works / Public Works	Parking Garage	Eaton	PRL1a	SLA0874957-005	2018	1
53	7704795	D5020	Main Panel	120/240 V, 200 AMP	200 AMP	Animal Shelter / Animal Shelter	Building Exterior	No dataplate	No dataplate	No dataplate	2011	1
54	7690429	D5030	Variable Frequency Drive	VFD, by HP of Motor, 15 HP	15 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	177U9489	897102Y095	2009	1
55	7690393	D5030	Variable Frequency Drive	VFD, by HP of Motor, 20 HP	20 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	174F7058	681900Y068	2009	1
56	7690416	D5030	Variable Frequency Drive	VFD, by HP of Motor, 20 HP	20 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	174F3019	681200Y068	2009	1
57	7645128	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Middle School	Building exterior				2009	6
58	7644955	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Administration and Elementary School	Building exterior				2009	12

59	7645033	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Chapel	Building exterior				2009		2
60	7645169	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W	100 W	Laguna Beach Community and Recreation Center / Site	Site				2009		3
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7816076	D7010	Vehicular Access Devices	Gate Operator		Fire Station #2 / Site	Site	No dataplate	No dataplate	No dataplate	2019		1
2	7906269	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Middle School	Interior						1
3	7902470	D7050	Fire Alarm Panel	Multiplex		Lang Park Community Center / Lang Park Community Center	Interior	Simplex	4001	No dataplate			1
4	7906197	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Gymnasium	Interior				2009		1
5	7649576	D7050	Fire Alarm Panel	Fully Addressable		Corporation Yard / Corporation Yard	Mechanics Shop Interior	Silent Knight			2008		1
6	7637040	D7050	Fire Alarm Panel	Fully Addressable		Lifeguard Headquarters camp / Lifeguard Headquarters	Electrical room	Honeywell	NFW2-100	No dataplate	2014		1
7	7744219	D7050	Fire Alarm Panel	Fully Addressable		Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Intelliknight	SK-5208	NA			1
8	7690441	D7050	Fire Alarm Panel	Fully Addressable		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Notifier	NFW-50		2009		1
9	7697889	D7050	Fire Alarm Panel	Fully Addressable		Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room	EST	EST3	NA	2017		1

10	7744192	D7050	Fire Alarm Panel	Fully Addressable		Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Dressing Rooms	Intelliknight	5700		NA		1
11	7640960	D7050	Fire Alarm Panel	Multiplex		Orange County Public Library - Laguna Beach Branch / Library Building	Office	Bosch	B926F		No dataplate	1994	1
12	7644980	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Administration and Elementary School	Office	Silent Knight	No dataplate		No dataplate	2009	1
13	7680205	D7050	Fire Alarm Panel	Multizone		Fire Station #1	1sr Floor	Faraday	Fire Watch XVI				1
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	7664127	E1010	Charging Station	Electric Vehicle, Dual Connection		Lot #11 - Forest/Laguna Canyon Lot	Site					2020	2
2	7660801	E1010	Charging Station	Electric Vehicle, Dual Connection		Lot #12 - Lumberyard Lot	Site						2
3	7718256	E1010	Charging Station	Electric Vehicle, Single Connection		City Hall Complex / Site	Site						2
4	7668677	E1010	Charging Station	Electric Vehicle, Single Connection		Public Works / Site	Parking garage					2024	1
5	7649653	E1010	Vehicle Lift	2-Post, 15000 LB		Corporation Yard / Corporation Yard	Shop						4
6	7649593	E1010	Vehicle Lift	2-Post, 18000 LB	18000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	MCHW418U100		HBD17D0002	2019	1
7	7649626	E1010	Vehicle Lift	2-Post, 18000 LB	18000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	MCHW418U100		HBD17D0001		1
8	7649633	E1010	Vehicle Lift	Fixed, 2-Post, 15000 LB	15000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	SP015N310		CQK06C0021		1
9	7697923	E1030	Laundry Equipment	Dryer, Commercial	35 LB	Festival of Arts Complex / Festival of Arts – Forum Theater	Laundry Room	Alliance Laundry	HT035NQTB2G2W01		1604048795	2016	1
10	7744229	E1030	Laundry Equipment	Dryer, Commercial	35 LB	Festival of Arts Complex / Festival of Arts – Scene Shops	Laundry	Maytag Commercial	Inaccessible		Inaccessible		2

11	7701893	E1030	Foodservice Equipment	Conveyor Toaster	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Vulcan	No dataplate	No dataplate	2008	1
12	7701912	E1030	Foodservice Equipment	Dairy Cooler/Wells	Lost Pier Cafe / Lost Pier Cafe	Kitchen	No dataplate	No dataplate	No dataplate	2008	1
13	7701862	E1030	Foodservice Equipment	Dairy Cooler/Wells	Lost Pier Cafe / Lost Pier Cafe	Kitchen	No dataplate	No dataplate	No dataplate	2008	1
14	7701863	E1030	Foodservice Equipment	Deep Fryer	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Dean	No dataplate	No dataplate	2008	1
15	7697943	E1030	Foodservice Equipment	Deep Fryer	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Pitco	VF35	G19EA021732	2019	1
16	7701891	E1030	Foodservice Equipment	Deep Fryer	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Dean	No dataplate	No dataplate	2008	1
17	7701920	E1030	Foodservice Equipment	Draft Beer System, Air-Cooled	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Beverage-Air Corporation	BM 23-S-31	11606607		1
18	7680192	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	Fire Station #1	Kitchen					1
19	7702493	E1030	Foodservice Equipment	Exhaust Hood, 3 to 4 LF	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	CaptiveAire	4824 ND-2	576875	2009	1
20	7697947	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	No dataplate	No dataplate	No dataplate		1
21	7701884	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Cook	120 KSP 120KSP-B	138S960084-02/0033201	2008	1
22	7690461	E1030	Foodservice Equipment	Food Warmer, On Wheels	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen				2009	1
23	7697955	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Cres Cor	H138NPSCD0M3	IAI J186990-836	2018	1
24	7701857	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Lost Pier Cafe / Lost Pier Cafe	Kitchen	No dataplate	No dataplate	No dataplate	2008	1
25	7701867	E1030	Foodservice Equipment	Fountain Drink Dispenser	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Manitowoc	16-1321	No dataplate	2013	1

26	7697931	E1030	Foodservice Equipment	Griddle	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Imperial	NA	NA		1
27	7701917	E1030	Foodservice Equipment	Griddle	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Vulcan	No dataplate	No dataplate	2008	1
28	7727783	E1030	Foodservice Equipment	Icemaker, Freestanding	The Laguna Playhouse / The Laguna Playhouse	Utility closet	Ice-O-Matic	Inaccessible	Inaccessible		1
29	7701913	E1030	Foodservice Equipment	Icemaker, Freestanding	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Manitowoc	Inaccessible	Inaccessible	2008	1
30	7690421	E1030	Foodservice Equipment	Icemaker, Freestanding	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Manitowoc	B570	110770681	2011	1
31	7697918	E1030	Foodservice Equipment	Icemaker, Freestanding	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Manitowoc	Inaccessible	Inaccessible		1
32	7697924	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	No dataplate	No dataplate	No dataplate		4
33	7690433	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Wolf				1
34	7680194	E1030	Foodservice Equipment	Range/Oven, 6-Burner	Fire Station #1	Kitchen					1
35	7701899	E1030	Foodservice Equipment	Range/Oven, 6-Burner	Lost Pier Cafe / Lost Pier Cafe	Kitchen	Vulcan	No dataplate	No dataplate	2008	1
36	7697962	E1030	Foodservice Equipment	Range/Oven, 6-Burner	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	American Range	NA	NA		1
37	7701860	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	T-23-HC	10386771	2022	1
38	7701906	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	T-49-HC	9649324	2019	1
39	7697941	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	TURBO-AIR	TSF-49SD	Illegible		1

40	7690427	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Traulsen	G20013	T88946G08	2009	1
41	7690444	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Traulsen	G22013	T97634J08	2009	1
42	7727750	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door	The Laguna Playhouse / The Laguna Playhouse	Lobby	Inaccessible	Inaccessible	Inaccessible		1
43	7727766	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door	The Laguna Playhouse / The Laguna Playhouse	Lobby	Inaccessible	Inaccessible	Inaccessible		1
44	7701872	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TUC 48 HC	9447224	2018	1
45	7701925	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TUC 48 HC	10408613	2022	1
46	7701910	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TWT-48-HC	9410771	2018	1
47	7701873	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TUC 48 HC	10236874	2021	1
48	7701907	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TUC 72 HC	10462496	2022	1
49	7697933	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Avantco	178SSWT48RHC	NA		1
50	7701869	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Lost Pier Cafe / Lost Pier Cafe	Kitchen	True Manufacturing Co	TWT-48-HC	9410765	2018	1
51	7690402	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen				2009	1

52	7744185	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Dressing Rooms		5
53	7697942	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen		2
54	7701902	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Lost Pier Cafe / Lost Pier Cafe	Kitchen	2008	2
55	7727748	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	The Laguna Playhouse / The Laguna Playhouse	Lobby		1
56	7690468	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	2009	2
57	7704829	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Animal Shelter / Animal Shelter	Kitchen	2011	1
58	7701911	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Lost Pier Cafe / Lost Pier Cafe	Kitchen	2008	1
59	7697956	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen		1
60	7704839	E1030	Sink/Lavatory	Stainless Steel, Dog Wash, 1-Bowl	Animal Shelter / Animal Shelter	Building Interior	2011	1
61	7645131	E1040	Ceramics Equipment	Kiln	Laguna Beach Community and Recreation Center / Middle School	Kiln room	2009	1
62	7649531	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Corporation Yard / Corporation Yard	Mechanics Shop Interior		1
63	7649588	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Corporation Yard / Corporation Yard	Offices, Interior		1
64	7744227	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	2023	1
65	7645084	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Laguna Beach Community and Recreation Center / Gymnasium	Hallway	2009	1

66	7743125	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Festival of Arts Complex / Festival of Arts – Forum Theater	Stage				2023		1
67	7718268	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		City Hall Complex / City Hall	City Hall North - Throughout building						1
68	7718147	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		City Hall Complex / City Hall	Throughout building						3
69	7727755	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		The Laguna Playhouse / The Laguna Playhouse	Throughout building				2023		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
3	7690419	G2020	Vehicular Parking	Lighted Availability Designation		Laguna Beach Community & Susi Q Center / Site	Parking garage						1
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

Appendix D: **Replacement Reserves**

Replacement Reserves Report



10/15/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Animal Shelter / Animal Shelter	\$0	\$0	\$0	\$349,871	\$0	\$298,170	\$141,064	\$304,969	\$0	\$0	\$0	\$13,768	\$891,819	\$557,643	\$0	\$669,897	\$0	\$852,950	\$15,647	\$0	\$0	\$4,095,796
Animal Shelter / Site	\$43,344	\$0	\$28,877	\$0	\$0	\$29,082	\$0	\$250,579	\$0	\$0	\$0	\$0	\$300,016	\$0	\$0	\$105,299	\$0	\$113,254	\$0	\$0	\$0	\$870,451
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
Corporation Yard / Corporation Yard	\$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	\$0	\$0	\$0	\$358,652	\$714,181	\$892,219	\$0	\$13,069	\$2,565,533	\$3,741,204	\$629,374	\$1,058,936	\$0	\$453,435	\$27,584	\$72,087	\$0	\$0	\$1,837,763	\$352,055	\$767,245	\$13,483,337
Corporation Yard / Storage Building	\$0	\$0	\$0	\$0	\$0	\$0	\$44,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,837	\$0	\$0	\$0	\$0	\$202,646
Festival of Arts Complex / Employee Parking Lot E	\$0	\$0	\$0	\$96,188	\$0	\$0	\$0	\$0	\$122,762	\$0	\$175,498	\$0	\$0	\$1,375,297	\$0	\$0	\$0	\$0	\$199,967	\$0	\$0	\$1,969,713
Festival of Arts Complex / Festival of Arts – Exhibition Shelters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,105	\$0	\$1,518,969	\$0	\$0	\$6,232,033	\$0	\$1,365,796	\$0	\$0	\$76,141	\$0	\$0	\$9,224,043
Festival of Arts Complex / Festival of Arts – Forum Theater	\$0	\$0	\$0	\$157,696	\$0	\$477,009	\$0	\$34,851	\$1,112,217	\$136,403	\$2,553,653	\$0	\$0	\$159,377	\$23,293	\$1,312,503	\$0	\$0	\$0	\$23,470	\$2,674,430	\$8,664,903
Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	\$0	\$0	\$0	\$78,848	\$0	\$1,239,663	\$182,553	\$0	\$2,254,899	\$0	\$15,618,854	\$0	\$0	\$484,486	\$0	\$3,743,967	\$0	\$312,228	\$569,993	\$0	\$7,027,927	\$31,513,418
Festival of Arts Complex / Festival of Arts – Scene Shops	\$0	\$0	\$0	\$0	\$127,949	\$217,562	\$0	\$0	\$411,678	\$14,409	\$1,461,982	\$0	\$0	\$135,177	\$0	\$373,695	\$0	\$0	\$0	\$23,470	\$611,988	\$3,377,912
Festival of Arts Complex / Festival of Arts – Shops and Administration	\$0	\$0	\$273,067	\$507,911	\$0	\$143,830	\$0	\$49,663	\$680,349	\$0	\$230,599	\$0	\$0	\$1,543,588	\$0	\$376,965	\$0	\$0	\$2,447,715	\$0	\$1,189,328	\$7,443,014
Festival of Arts Complex / Festival of Arts – Site	\$0	\$0	\$0	\$0	\$0	\$1,078,723	\$0	\$0	\$186,627	\$0	\$0	\$0	\$0	\$0	\$0	\$41,193	\$0	\$0	\$0	\$0	\$1,366,911	\$2,673,455
Festival of Arts Complex / Festival of Arts – Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,723	\$182,991	\$0	\$0	\$0	\$488,217	\$0	\$0	\$0	\$0	\$0	\$298,073	\$5,216,277	\$6,199,281
Fire Station #1	\$2,136,346	\$0	\$0	\$81,715	\$13,548	\$616,413	\$15,766	\$138,097	\$0	\$0	\$1,056,016	\$0	\$0	\$175,139	\$38,005	\$1,715,934	\$9,461	\$0	\$20,863	\$0	\$450,982	\$6,468,286
Fire Station #2 / Fire Station #2	\$1,827,167	\$0	\$0	\$370,887	\$144,507	\$334,373	\$0	\$0	\$0	\$0	\$697,051	\$571,883	\$0	\$26,271	\$235,387	\$2,028,226	\$0	\$0	\$74,509	\$0	\$1,657,117	\$7,967,378
Fire Station #2 / Site	\$0	\$0	\$0	\$97,485	\$0	\$55,319	\$0	\$0	\$0	\$0	\$191,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,018	\$0	\$41,073	\$534,027
Fire Station #3 / Fire Station #3	\$1,767,096	\$0	\$55,296	\$34,134	\$0	\$100,760	\$0	\$226,118	\$0	\$0	\$0	\$0	\$746,081	\$55,601	\$0	\$164,127	\$0	\$1,496,565	\$0	\$0	\$0	\$4,645,779
Fire Station #3 / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,564	\$0	\$0	\$0	\$0	\$239,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,643
Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	\$113,314	\$0	\$0	\$0	\$0	\$1,147,062	\$1,263,986	\$7,328,965	\$87,825	\$0	\$4,985,731	\$0	\$0	\$0	\$0	\$6,479,176	\$1,557,443	\$856,640	\$0	\$0	\$2,460,235	\$26,280,376
Laguna Beach Community & Susi Q Center / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,318	\$0	\$34,581	\$85,732	\$12,709	\$46,704	\$0	\$115,242	\$502,036	\$0	\$16,349	\$0	\$0	\$0	\$1,187,670
Laguna Beach Community and Recreation Center / Administration and Elementary School	\$0	\$0	\$0	\$1,447,244	\$67,738	\$2,787,990	\$0	\$498,370	\$36,594	\$908,039	\$1,636,681	\$0	\$0	\$608,819	\$0	\$3,482,020	\$0	\$709,609	\$2,231,692	\$1,619,921	\$0	\$16,034,715
Laguna Beach Community and Recreation Center / Chapel	\$0	\$0	\$0	\$110,577	\$0	\$167,815	\$0	\$0	\$0	\$0	\$11,418	\$0	\$0	\$151,606	\$0	\$710,923	\$0	\$0	\$39,415	\$0	\$170,864	\$1,362,619
Laguna Beach Community and Recreation Center / Field Restroom	\$0	\$0	\$0	\$147,176	\$0	\$53,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,639	\$0	\$871,174	\$0	\$0	\$151,998	\$0	\$0	\$1,344,608
Laguna Beach Community and Recreation Center / Gymnasium	\$0	\$0	\$0	\$1,521,748	\$75,264	\$2,443,585	\$0	\$0	\$0	\$124,876	\$933,317	\$0	\$0	\$529,650	\$0	\$2,645,036	\$0	\$0	\$952,738	\$359,878	\$23,001	\$9,609,093
Laguna Beach Community and Recreation Center / Middle School	\$0	\$0	\$0	\$685,886	\$0	\$1,970,982	\$0	\$0	\$0	\$0	\$325,923	\$0	\$0	\$361,487	\$0	\$1,006,441	\$0	\$0	\$964,548	\$0	\$23,001	\$5,338,267
Laguna Beach Community and Recreation Center / Site	\$0	\$0	\$0	\$162,965	\$0	\$1,794,237	\$0	\$0	\$116,505	\$0	\$1,094,848	\$0	\$0	\$148,693	\$0	\$6,804,522	\$0	\$0	\$338,792	\$0	\$54,216	\$10,514,778
Lang Park Community Center / Lang Park Community Center	\$24,768	\$7,802	\$21,845	\$166,456	\$310,498	\$506,510	\$133,596	\$0	\$398,665	\$11,527	\$1,649,176	\$2,178,794	\$104,527	\$49,039	\$307,162	\$750,390	\$178,416	\$0	\$59,607	\$272,256	\$44,359	\$7,175,392
Lang Park Community Center / Site	\$0	\$0	\$0	\$0	\$11,290	\$67,568	\$0	\$0	\$271,708	\$5,763	\$2,294,894	\$0	\$0	\$0	\$0	\$198,562	\$0	\$0	\$442,583	\$23,470	\$3,383,187	\$6,699,025
Lifeguard Headquarters camp / Lifeguard Headquarters	\$43,344	\$0	\$0	\$0	\$0	\$572,711	\$0	\$0	\$407,104	\$0	\$2,058,828	\$0	\$0	\$0	\$0	\$1,877,358	\$0	\$0	\$352,278	\$0	\$3,271,879	\$8,583,503
Lifeguard Headquarters camp / Site	\$0	\$0	\$0	\$0	\$0	\$28,450	\$0	\$0	\$0	\$0	\$104,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440,843	\$1,573,421
Lost Pier Cafe / Lost Pier Cafe	\$295,916	\$0	\$0	\$370,228	\$72,630	\$195,198	\$63,479	\$0	\$0	\$48,990	\$106,913	\$0	\$18,904	\$76,477	\$1,463,813	\$111,993	\$0	\$0	\$762,971	\$60,240	\$98,575	\$3,746,326
Lost Pier Cafe / Site	\$43,344	\$0	\$254,976	\$0	\$15,805	\$0	\$0	\$325,422	\$65,869	\$2,844,285	\$0	\$0	\$415,330	\$0	\$30,649	\$0	\$0	\$530,078	\$0	\$0	\$0	\$4,525,758
Lot #11 - Forest/Laguna Canyon Lot	\$0	\$0	\$0	\$70,576	\$0	\$0	\$19,915	\$0	\$90,075	\$0	\$0	\$196,982	\$0	\$114,961	\$0	\$0	\$275,734	\$0	\$146,723	\$0	\$0	\$914,966
Lot #12 - Lumberyard Lot	\$0	\$0	\$0	\$153,700	\$0	\$0	\$118,245	\$0	\$196,165	\$0	\$187,602	\$0	\$0	\$250,361	\$0	\$0	\$557,550	\$0	\$319,532	\$0	\$0	\$1,783,154
Lot #14 - Hagan Place Parking Garage	\$476,307	\$0	\$0	\$0	\$3,131	\$0	\$0	\$0	\$0	\$0	\$145,038	\$0	\$0	\$0	\$5,100	\$83,673	\$0	\$0	\$0	\$626,657	\$121,576	\$1,461,483
Orange County Public Library - Laguna Beach Branch / Library Building	\$1,534,099	\$0	\$0	\$14,336	\$0	\$2,032,939	\$0	\$0	\$188,274	\$0	\$2,416,976	\$0	\$0	\$0	\$0	\$456,145	\$0	\$0	\$0	\$0	\$3,281,819	\$9,924,588
Orange County Public Library - Laguna Beach Branch / Site	\$0	\$0	\$0	\$55,911	\$0	\$49,787	\$0	\$747,555	\$57,635	\$0	\$363,100	\$0	\$0	\$73,558	\$0	\$0	\$0	\$0	\$93,881	\$0	\$135,541	\$1,576,969
Public Works / Public Works	\$16,409	\$0	\$0	\$0	\$262,521	\$92,462	\$0	\$0	\$0	\$823,219	\$65,156	\$0	\$0	\$0	\$605,815	\$158,978	\$0	\$0	\$0	\$125,175	\$0	\$2,149,736
Public Works / Site	\$0	\$0	\$0	\$12,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,264	\$51,491	\$0	\$0	\$0	\$0	\$162,649	\$293,306
The Laguna Playhouse / Site	\$43,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,091	\$0	\$0	\$0	\$0	\$0	\$236,435
The Laguna Playhouse / The Laguna Playhouse	\$1,355,646	\$2,845,428	\$1,650,964	\$486,708	\$0	\$778,754	\$0	\$0	\$787,220	\$14,409	\$1,407,064	\$633,417	\$468,706	\$743,816	\$0	\$1,370,945	\$0	\$558,746	\$28,313	\$61,023	\$492,219	\$13,683,377
Grand Total	\$17,150,061	\$2,853,230	\$3,545,505	\$8,040,127	\$5,415,188	\$22,548,466	\$2,117,837	\$12,155,445	\$14,452,370	\$11,606,246	\$58,040,777	\$4,953,753	\$6,167,443	\$15,076,499	\$17,850,608	\$40,675,966	\$6,965,946	\$7,502,865	\$14,256,389	\$4,334,654	\$37,935,355	\$313,644,731

Animal Shelter / Animal Shelter																																					
Unifomat	Code	Cond	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			
B2010	Fair	7704834		Exterior Walls, any painted surface, Prep & Paint	10	5	5	4500	SF	\$3.00	\$18.58	\$83,592						\$83,592										\$83,592							\$167,184		
B2020	Fair	7704810		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	7	EA	\$950.00	\$5,882.40	\$41,177																\$41,177							\$41,177		
B2050	Fair	7704805		Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050							\$8,050		
B2050	Fair	7704836		Exterior Door, Wire Mesh Metal, Gate, Replace	10	3	7	4	EA	\$1,900.00	\$11,764.80	\$47,059								\$47,059										\$47,059					\$94,118		
B3010	Fair	7704843		Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	300	SF	\$3.80	\$23.53	\$7,059						\$7,059																	\$7,059		
B3010	Fair	7704798		Roofing, Built-Up, Ballasted, Replace	25	13	12	4300	SF	\$14.00	\$86.69	\$372,758													\$372,758										\$372,758		
B3060	Fair	7704813		Roof Skylight, per unit, up to 20 SF, Replace	30	13	17	17	EA	\$1,300.00	\$8,049.60	\$136,843																		\$136,843						\$136,843	

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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			
C2010	Fair	7704815	Wall Finishes, any surface, Prep & Paint	10	5	5	10000	SF	\$1.50	\$9.29	\$92,880						\$92,880										\$92,880							\$185,760		
C2030	Fair	7704796	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	980	SF	\$12.00	\$74.30	\$72,818				\$72,818										\$72,818									\$145,636		
C2030	Fair	7705310	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	3000	SF	\$12.00	\$74.30	\$222,912				\$222,912										\$222,912									\$445,824		
C2050	Fair	7704832	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4045	SF	\$2.00	\$12.38	\$50,093						\$50,093										\$50,093							\$100,187		
D2010	Fair	7704825	Water Heater, Gas, Residential, 50 GAL, Replace	15	4	11	1	EA	\$1,300.00	\$8,049.60	\$8,050												\$8,050											\$8,050		
D2010	Fair	7704797	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	\$1,500.00	\$9,288.00	\$18,576																			\$18,576					\$18,576	
D2010	Fair	7704804	Toilet, Residential Water Closet, Replace	30	13	17	2	EA	\$700.00	\$4,334.40	\$8,669																			\$8,669					\$8,669	
D3020	Fair	7704851	Boiler, Gas, HVAC, 135 MBH, Replace	30	13	17	1	EA	\$15,800.00	\$97,833.60	\$97,834																			\$97,834					\$97,834	
D3030	Fair	7704847	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$6,100.00	\$37,771.20	\$37,771							\$37,771																	\$37,771	
D3030	Fair	7704826	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$6,100.00	\$37,771.20	\$37,771							\$37,771																	\$37,771	
D3030	Fair	7704846	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$4,800.00	\$29,721.60	\$29,722							\$29,722																	\$29,722	
D3050	Fair	7704811	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	5	15	1	EA	\$7,500.00	\$46,440.00	\$46,440																\$46,440								\$46,440	
D3050	Fair	7705315	HVAC System, Ductwork, Low Density, Replace	30	13	17	2000	SF	\$2.00	\$12.38	\$24,768																			\$24,768					\$24,768	
D3060	Fair	7704828	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704818	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704820	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704793	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704802	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704809	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861													\$14,861											\$14,861	
D3060	Fair	7704803	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669													\$8,669											\$8,669	
D3060	Fair	7704827	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669													\$8,669											\$8,669	
D3060	Fair	7704850	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669													\$8,669											\$8,669	
D3060	Fair	7704830	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669													\$8,669											\$8,669	
D5020	Fair	7704795	Main Panel, 120/240 V, 200 AMP, Replace	30	13	17	1	EA	\$2,500.00	\$15,480.00	\$15,480																			\$15,480						\$15,480
D5040	Fair	7705316	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	4045	SF	\$4.50	\$27.86	\$112,710								\$112,710																\$112,710	
E1030	Fair	7704839	Sink/Lavatory, Stainless Steel, Dog Wash, 1-Bowl, Replace	30	13	17	1	EA	\$1,600.00	\$9,907.20	\$9,907																			\$9,907						\$9,907
E1030	Fair	7704829	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	\$2,100.00	\$13,003.20	\$13,003																			\$13,003						\$13,003
E1060	Fair	7704817	Residential Fixtures, Ceiling Fan, Replace	15	12	3	3	EA	\$350.00	\$2,167.20	\$6,502				\$6,502																\$6,502					\$13,003
E2010	Fair	7704816	Casework, Cabinetry, Standard, Replace	20	13	7	16	LF	\$300.00	\$1,857.60	\$29,722								\$29,722																\$29,722	
G4050	Fair	7704833	Site Lighting, Floodlights, 90 W, Replace	20	13	7	4	EA	\$1,100.00	\$6,811.20	\$27,245								\$27,245																	\$27,245
Totals, Unescalated												\$0	\$0	\$0	\$302,232	\$0	\$233,624	\$105,264	\$216,735	\$0	\$0	\$0	\$8,050	\$496,598	\$295,730	\$0	\$322,232	\$0	\$372,139	\$6,502	\$0	\$0		\$2,359,106		
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$349,871	\$0	\$298,170	\$141,064	\$304,969	\$0	\$0	\$0	\$13,768	\$891,819	\$557,643	\$0	\$669,897	\$0	\$852,950	\$15,647	\$0	\$0		\$4,095,796		

Animal Shelter / Site

Uniformat Code	Cond	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	
F1020	Fair	7704821	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	180	SF	\$25.00	\$154.80	\$27,864																\$27,864						\$27,864	
F1020	Fair	7704853	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	13	17	150	SF	\$25.00	\$154.80	\$23,220																		\$23,220					\$23,220
G2020	Fair	7705341	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	6500	SF	\$0.45	\$2.79	\$18,112			\$18,112					\$18,112					\$18,112					\$18,112					\$72,446
G2020	Fair	7705578	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	2900	SF	\$0.45	\$2.79	\$8,081			\$8,081					\$8,081					\$8,081					\$8,081					\$32,322
G2020	Fair	7705577	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	2900	SF	\$3.50	\$21.67	\$62,849								\$62,849															\$62,849
G2020	Fair	7704854	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	6500	SF	\$3.50	\$21.67	\$140,868													\$140,868										\$140,868
G2050	Fair	7705576	Trail Surface, Natural Wood Covering, Chips 3" Depth, Replace	10	5	5	4600	SF	\$0.80	\$4.95	\$22,787						\$22,787										\$22,787							\$45,573
G2060	Fair	7704806	Picnic Table, Metal Powder-Coated, Replace	20	13	7	1	EA	\$700.00	\$4,334.40	\$4,334								\$4,334															\$4,334
G2060	Fair	7704840	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	1	EA	\$600.00	\$3,715.20	\$3,715								\$3,715															\$3,715
G2060	Fair	7705342	Fences & Gates, Fence, Wood Board 6', Replace	20	13	7	210	LF	\$28.00	\$173.38	\$36,409								\$36,409															\$36,409
G2060	Fair	7704794	Fences & Gates, Vehicle Gate, Wood Swinging, Manual, Replace	20	13	7	1	EA	\$5,000.00	\$30,960.00	\$30,960								\$30,960															\$30,960
G2060	Fair	7704838	Picnic Table, Metal Powder-Coated, Replace	20	13	7	1	EA	\$700.00	\$4,334.40	\$4,334								\$4,334															\$4,334
G2060	Fair	7704849	Signage, Property, Building or Pole-Mounted, Replace	20	13	7	1	EA	\$1,500.00	\$9,288.00	\$9,288								\$9,288															\$9,288
P2030	Poor	7705695	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344
Totals, Unescalated												\$43,344	\$0	\$26,192	\$0	\$0	\$22,787	\$0	\$178,082	\$0	\$0	\$0	\$0	\$167,060	\$0	\$0	\$50,651	\$0	\$49,412	\$0	\$0	\$0		\$537,528
Totals, Escalated (5.0% inflation, compounded annually)												\$43,344	\$0	\$28,877	\$0	\$0	\$29,082	\$0	\$250,579	\$0	\$0	\$0	\$0	\$300,016	\$0	\$0	\$105,299	\$0	\$113,254	\$0	\$0	\$0		\$870,451

City Hall Complex / City Hall

Uniformat Code	Cond	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
----------------	------	----	------------------	----------------	------	-----	----------	------	-----------	-----------	------------	------	------	------	------	------	------	------	------	------	------	------	------	------

Replacement Reserves Report



10/15/2024

Unifor mat Code	Cond	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		
B2010	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Good	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	Fair	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	Fair	7718171	Exterior Door, Steel, Standard, Replace	40	22	18	3	EA	\$600.00	\$3,715.20	\$11,146																		\$11,146				\$11,146		
B2050	Fair	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	Good	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	Fair	7718261	Roofing, Clay/Concrete Tile, Replace	50	36	14	3200	SF	\$17.00	\$105.26	\$336,845															\$336,845								\$336,845	
B3010	Fair	7718179	Roofing, Built-Up, Replace	25	15	10	4200	SF	\$14.00	\$86.69	\$364,090											\$364,090												\$364,090	
B3020	Good	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	Fair	7718109	Roof Hatch, Metal, Replace	30	15	15	2	EA	\$1,300.00	\$8,049.60	\$16,099																\$16,099							\$16,099	
C1030	Poor	7718178	Interior Door, Steel, Standard, Replace	40	40	0	8	EA	\$600.00	\$3,715.20	\$29,722	\$29,722																						\$29,722	
C1030	Fair	7718137	Interior Door, Wood, Solid-Core, Replace	40	30	10	154	EA	\$700.00	\$4,334.40	\$667,498											\$667,498												\$667,498	
C1030	Fair	7718144	Door Hardware, Office, per Door, Replace	30	20	10	154	EA	\$350.00	\$2,167.20	\$333,749											\$333,749												\$333,749	
C1070	Fair	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	Fair	7718165	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	25700	SF	\$3.50	\$21.67	\$556,970																	\$556,970						\$556,970	
C1070	Good	7718278	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	2000	SF	\$3.50	\$21.67	\$43,344																		\$43,344					\$43,344	
C1090	Good	7718121	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	12	EA	\$750.00	\$4,644.00	\$55,728																				\$55,728			\$55,728	
C1090	Fair	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	Fair	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	Good	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	Good	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	Good	7718110	Wall Finishes, Vinyl, Replace	15	5	10	1400	SF	\$2.50	\$15.48	\$21,672											\$21,672												\$21,672	
C2010	Fair	7718174	Wall Finishes, any surface, Prep & Paint	10	6	4	76000	SF	\$1.50	\$9.29	\$705,888					\$705,888									\$705,888									\$1,411,776	
C2010	Fair	7718271	Wall Finishes, any surface, Prep & Paint	10	5	5	5600	SF	\$1.50	\$9.29	\$52,013						\$52,013										\$52,013							\$104,026	
C2030	Fair	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	Fair	7718184	Flooring, Ceramic Tile, Replace	40	26	14	500	SF	\$18.00	\$111.46	\$55,728															\$55,728								\$55,728	
C2030	Good	7718185	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	2000	SF	\$7.50	\$46.44	\$92,880															\$92,880								\$92,880	
C2030	Fair	7718267	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2600	SF	\$7.50	\$46.44	\$120,744			\$120,744										\$120,744										\$241,488	
C2030	Fair	7718131	Flooring, Carpet, Commercial Standard, Replace	10	6	4	30000	SF	\$7.50	\$46.44	\$1,393,200				\$1,393,200											\$1,393,200								\$2,786,400	
C2050	Fair	7718103	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6000	SF	\$2.00	\$12.38	\$74,304				\$74,304												\$74,304								\$148,608
C2050	Fair	7718264	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	990	SF	\$2.00	\$12.38	\$12,260					\$12,260											\$12,260								\$24,520
D1010	Fair	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	Fair	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	Good	7718102	Elevator Cab Finishes, Standard, Replace	15	4	11	1	EA	\$9,000.00	\$55,728.00	\$55,728												\$55,728											\$55,728	
D2010	Fair	7718093	Water Heater, Gas, Tankless, Replace	15	6	9	1	EA	\$2,000.00	\$12,384.00	\$12,384										\$12,384													\$12,384	
D2010	Fair	7718096	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	39719	SF	\$11.00	\$68.11	\$2,705,341											\$2,705,341												\$2,705,341	
D2010	Fair	7718161	Toilet, Commercial Water Closet, Replace	30	24	6	4	EA	\$1,300.00	\$8,049.60	\$32,198							\$32,198																\$32,198	
D2010	Fair	7718104	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	4	EA	\$1,200.00	\$7,430.40	\$29,722								\$29,722															\$29,722	
D2010	Fair	7718129	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	Good	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	Fair	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	Fair	7718124	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	3	EA	\$800.00	\$4,953.60	\$14,861															\$14,861								\$14,861	
D2010	Good	7718168	Shower, Enameled Steel, Replace	20	1	19	2	EA	\$2,700.00	\$16,718.40	\$33,437																				\$33,437			\$33,437	
D3030	Fair	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					\$47,059	
D3030	Fair	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					\$64,397	
D3030	Fair	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					\$47,059	
D3030	Fair	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					\$56,966	
D3030	Fair	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						

Replacement Reserves Report



10/15/2024

Form	ID	Cond	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	Fair	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					\$49,536								
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$64,397							
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$47,059							
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$49,536							
D3030	Fair	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					\$64,397						
D3030	Fair	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					\$49,536						
D3030	Fair	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					\$64,397						
D3030	Fair	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					\$47,059				
D3030	Fair	7718146	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	\$4,800.00	\$29,721.60	\$29,722								\$29,722																			\$29,722					\$29,722			
D3030	Fair	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	Fair	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	Good	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	Good	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	Fair	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	Fair	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	Fair	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	Fair	7718127	HVAC System, Ductwork, Medium Density, Replace	30	22	8	39719	SF	\$4.00	\$24.77	\$983,760									\$983,760																			\$983,760							
D3050	Fair	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	Good	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	Good	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	Good	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	Fair	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	Fair	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	Fair	7718128	Generator, Diesel, Replace	25	16	9	1	EA	\$120,000.00	\$743,040.00	\$743,040										\$743,040																			\$743,040						
D5010	Fair	7718119	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	\$70,000.00	\$433,440.00	\$433,440										\$433,440																			\$433,440						
D5020	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	7718142	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	39719	SF	\$2.00	\$12.38	\$491,880								\$491,880																					\$491,880						
D7030	Good	7718274	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	2990	SF	\$2.00	\$12.38	\$37,028									\$37,028																				\$37,028						
E1040	Good	7718147	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	3	EA	\$1,500.00	\$9,288.00	\$27,864								\$27,864																					\$27,864						
E1040	Good	7718268	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$1,500.00	\$9,288.00	\$9,288									\$9,288																				\$9,288						
E2010	Good	7718183	Casework, Cabinetry, Standard, Replace	20	5	15	100	LF	\$300.00	\$1,857.60	\$185,760																\$185,760													\$185,760						
Totals, Unescalated												\$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				
Totals, Escalated (5.0% inflation, compounded annually)												\$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

Uniform Code	Cond	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	Good	7718291	Flooring, Rubber Tile, Replace	15	4	11	775	SF	\$9.00	\$55.73	\$43,189												\$43,189										\$43,189	
D3030	Good	7718286	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$4,400.00	\$27,244.80	\$27,245																	\$27,245						\$27,245
D5040	Good	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						\$22,291
D5040	Good	7718293	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	775	SF	\$4.50	\$27.86	\$21,595																	\$21,595						\$21,595
D7030	Good	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	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,787	\$0	\$0	\$0	\$0	\$71,131	\$0	\$0	\$0	\$0	\$123,917	
Totals, Escalated (5.0% inflation, compounded annually)												\$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

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	Fair	7718249	Pump, Sump, Replace	25	15	10	1	EA	\$13,400.00	\$82,972.80	\$82,973										\$82,973												\$82,973						
E1010	Good	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	Fair	7718251	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	140000	SF	\$0.45	\$2.79	\$390,096			\$390,096					\$390,096					\$390,096					\$390,096					\$1,560,384					
G2020	Fair	7718257	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	140000	SF	\$3.50	\$21.67	\$3,034,080										\$3,034,080													\$3,034,080					
G2020	Fair	7680188	Parking Lots, Pavement, Concrete, Replace	50	34	16	1165	SF	\$9.00	\$55.73	\$64,923																		\$64,923					\$64,923					
G2060	Fair	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	Fair	7718248	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	4	EA	\$600.00	\$3,715.20	\$14,861										\$14,861													\$14,861					
G2060	Fair	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	Fair	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	Fair	7718250	Fences & Gates, Fence, Wrought Iron 6', Replace	50	32	18	1500	LF	\$48.00	\$297.22	\$445,824																			\$445,824					\$445,824				
G2060	Fair	7718247	Flagpole, Metal, Replace	30	18	12	2	EA	\$2,500.00	\$15,480.00	\$30,960													\$30,960										\$30,960					
G2060	Poor	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	Fair	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	Fair	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					
Totals, Unescalated												\$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	\$64,923	\$390,096	\$445,824	\$0	\$0	\$5,984,104
Totals, Escalated (5.0% inflation, compounded annually)												\$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	\$141,719	\$894,107	\$1,072,929	\$0	\$0	\$10,073,833

Corporation Yard / Corporation Yard

Unif	mat	Code	Cond	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			
B2010		Fair	7649579	Exterior Walls, any painted surface, Prep & Paint	10	8	2	10000	SF	\$3.00	\$18.58	\$185,760				\$185,760										\$185,760										\$371,520		
B2020		Fair	7649532	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	16	14	28	EA	\$1,250.00	\$7,740.00	\$216,720																\$216,720									\$216,720	
B2050		Fair	7649627	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	2	EA	\$1,300.00	\$8,049.60	\$16,099																\$16,099									\$16,099	
B2050		Fair	7649625	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	16	14	5	EA	\$6,300.00	\$39,009.60	\$195,048																\$195,048									\$195,048	
B2050		Fair	7649622	Overhead/Dock Door, Steel, 18'x10' (180 SF), Replace	30	16	14	9	EA	\$3,200.00	\$19,814.40	\$178,330																\$178,330									\$178,330	
B2050		Fair	7651543	Overhead/Dock Door, Wood, 10'x14' (140 SF), Replace	30	16	14	1	EA	\$3,000.00	\$18,576.00	\$18,576																\$18,576									\$18,576	
B2050		Fair	7649530	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	10	5	15	EA	\$3,500.00	\$21,672.00	\$325,080							\$325,080															\$325,080			\$650,160	
C1070		Fair	7649619	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2960	SF	\$3.50	\$21.67	\$64,149											\$64,149														\$64,149	
C1070		Fair	7649612	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	640	SF	\$3.50	\$21.67	\$13,870											\$13,870														\$13,870	
C1090		Fair	7649584	Toilet Partitions, Solid Plastic, Replace	20	16	4	4	EA	\$850.00	\$5,263.20	\$21,053						\$21,053																			\$21,053	
C1090		Fair	7649611	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	58	LF	\$500.00	\$3,096.00	\$179,568												\$179,568													\$179,568	
C2010		Fair	7649642	Wall Finishes, any surface, Prep & Paint	10	6	4	26000	SF	\$1.50	\$9.29	\$241,488						\$241,488											\$241,488									\$482,976
C2010		Fair	7649637	Wall Finishes, any surface, Prep & Paint	10	6	4	1987	SF	\$1.50	\$9.29	\$18,455						\$18,455											\$18,455									\$36,911
C2010		Good	7649538	Wall Finishes, any surface, Prep & Paint	10	2	8	18500	SF	\$1.50	\$9.29	\$171,828											\$171,828										\$171,828					\$343,656
C2030		Fair	7649647	Flooring, Vinyl Tile (VCT), Replace	15	10	5	5920	SF	\$5.00	\$30.96	\$183,283							\$183,283																\$183,283			\$366,566
C2030		Fair	7649645	Flooring, Laminate Faux Wood, Replace	15	8	7	640	SF	\$7.00	\$43.34	\$27,740									\$27,740																\$27,740	
C2050		Fair	7649542	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2960	SF	\$2.00	\$12.38	\$36,657						\$36,657										\$36,657									\$73,313	
D1010		Fair	7649648	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$55,728.00	\$55,728					\$55,728																	\$55,728				\$111,456
D1010		Fair	7649640	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$30,960.00	\$30,960							\$30,960																		\$30,960	
D1010		Fair	7649644	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	30	16	14	1	EA	\$55,000.00	\$340,560.00	\$340,560																\$340,560									\$340,560	
D2010		Good	7649567	Water Heater, Gas, Tankless, 3.95 GPM, Replace	15	4	11	1	EA	\$1,600.00	\$9,907.20	\$9,907												\$9,907													\$9,907	
D2010		Poor	7649574	Piping & Valves, Piping Copper, Domestic Water, 0.5 IN, Replace	40	40	0	1000	LF	\$31.90	\$197.52	\$197,525	\$197,525																								\$197,525	
D2010		Fair	7649551	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$7,430.40	\$7,430					\$7,430																	\$7,430				\$14,861
D2010		Fair	7649543	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	16	4	4	EA	\$2,300.00	\$14,241.60	\$56,966						\$56,966																			\$56,966	
D2010		Fair	7649552	Shower, Fiberglass, Replace	20	15	5	1	EA	\$1,600.00	\$9,907.20	\$9,907							\$9,907																		\$9,907	
D2010		Fair	7649620	Urinal, Standard, Replace	30	16	14	3	EA	\$1,100.00	\$6,811.20	\$20,434																	\$20,434									\$20,434
D2010		Fair	7649617	Shower, Ceramic Tile, Replace	30	16	14	2	EA	\$2,500.00	\$15,480.00	\$30,960																	\$30,960									\$30,960
D2010		Fair	7649607	Sink/Lavatory, Integral Style, Stainless Steel, Replace	30	16	14	2	EA	\$2,500.00	\$15,480.00	\$30,960																	\$30,960									\$30,960
D2010		Fair	7649536	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	1	EA	\$1,100.00	\$6,811.20	\$6,811																	\$6,811									\$6,811
D2010		Fair	7649589	Toilet, Residential Water Closet, Replace	30	16	14	1	EA	\$700.00	\$4,334.40	\$4,334																	\$4,334									\$4,334
D2010		Fair	7649555	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,200.00	\$7,430.40	\$7,430																	\$7,430									\$7,430
D2010		Fair	7649636	Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	\$1,300.00	\$8,049.60	\$32,198																	\$32,198									\$32,198
D2010		Fair	7649651	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	1	EA	\$1,400.00	\$8,668.80	\$8,669																						\$8,669				\$8,669
D2010		Fair	7649605	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	\$800.00	\$4,953.60	\$4,954																						\$4,954				\$4,954
D2010		Fair	7649629	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	1	EA	\$1,400.00	\$8,668.80	\$8,669																						\$8,669				\$8,669
D3010		Fair	7649570	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	20	16	4	1	EA	\$11,000.00	\$68,112.00	\$68,112						\$68,112																				\$68,112
D3020		Fair	7649604	Unit Heater, Natural Gas, Replace	20	15	5	2	EA	\$5,500.00	\$34,056.00	\$68,112							\$68,112																			\$68,112

Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	Unit Cost	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D3020	Fair	7649550	Unit Heater, Natural Gas, Replace	20	15	5	3	EA	\$5,500.00	\$34,056.00	\$102,168							\$102,168																\$102,168		
D3020	Fair	7649554	Unit Heater, Natural Gas, 105 MBH assumed, Replace	20	15	5	10	EA	\$5,500.00	\$34,056.00	\$340,560							\$340,560																\$340,560		
D3030	Fair	7649618	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$5,200.00	\$32,198.40	\$32,198				\$32,198																\$32,198			\$64,397		
D3030	Fair	7649587	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON, Replace	10	6	4	2	EA	\$2,900.00	\$17,956.80	\$35,914					\$35,914										\$35,914								\$71,827		
D3030	Good	7649616	Split System, Condensing Unit/Heat Pump, 7.5 TON, Replace	15	3	12	1	EA	\$12,800.00	\$79,257.60	\$79,258													\$79,258										\$79,258		
D3030	Good	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	Fair	7659206	HVAC System, Ductwork, Medium Density, Replace	30	16	14	8000	SF	\$4.00	\$24.77	\$198,144															\$198,144									\$198,144	
D3060	Fair	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	Fair	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	Fair	7649634	Exhaust Fan, Vehicle Exhaust, Replace	25	16	9	4	EA	\$13,000.00	\$80,496.00	\$321,984										\$321,984															\$321,984
D3060	Good	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	7649540																																		

Uniform Code	Cond	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	7649592	Supplemental Components, Pressure Washer, Replace	30	16	14	1	EA	\$1,000.00	\$6,192.00	\$6,192															\$6,192						\$6,192	
D3010	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	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	Fair	7653237	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	33300	SF	\$0.45	\$2.79	\$92,787						\$92,787				\$92,787				\$92,787				\$92,787		\$92,787		
G2020	Fair	7649621	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3																											

Replacement Reserves Report



10/15/2024

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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			
G2020		Fair		7649556	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9		33300	SF	\$3.50	\$21.67	\$721,678										\$721,678												\$721,678			
G2020		Fair		7649609	Vehicular Access Devices, Operator, Large Gate, Replace	15	5	10		1	EA	\$9,400.00	\$58,204.80	\$58,205											\$58,205											\$58,205			
G2020		Fair		7649582	Vehicular Access Devices, Operator, Large Gate, Replace	15	4	11		1	EA	\$9,400.00	\$58,204.80	\$58,205												\$58,205										\$58,205			
G2060		Fair		7649553	Fences & Gates, Vehicle Gate, Sliding Electric, Painted Metal Tube, Replace	20	12	8		2	EA	\$10,000.00	\$61,920.00	\$123,840									\$123,840													\$123,840			
G2060		Fair		7649608	Fences & Gates, Pedestrian Gate, Painted Metal Tube, Replace	25	17	8		2	EA	\$800.00	\$4,953.60	\$9,907									\$9,907													\$9,907			
G2060		Fair		7659208	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10		6	EA	\$600.00	\$3,715.20	\$22,291											\$22,291											\$22,291			
G3060		Fair		7649549	Pump, Gasoline Fuel Dispenser, Replace	15	12	3		1	EA	\$11,200.00	\$69,350.40	\$69,350				\$69,350															\$69,350			\$69,350			
G3060		Fair		7649650	Pump, Gasoline Fuel Dispenser, Replace	15	10	5		1	EA	\$11,200.00	\$69,350.40	\$69,350					\$69,350															\$69,350		\$69,350			
G3060		Fair		7649590	Pump, Gasoline Fuel Dispenser, Replace	15	10	5		1	EA	\$11,200.00	\$69,350.40	\$69,350					\$69,350															\$69,350		\$69,350			
G3060		Fair		7649535	Pump, Gasoline Fuel Dispenser, Replace	15	10	5		1	EA	\$11,200.00	\$69,350.40	\$69,350					\$69,350															\$69,350		\$69,350			
G3060		Fair		7652517	Storage Tank, Site Fuel, Underground, 6000 GAL, Replace	25	16	9		1	EA	\$25,000.00	\$169,800.00	\$169,800										\$169,800												\$169,800			
G3060		Fair		7649557	Storage Tank, Site Fuel, Underground, 12000 GAL, Replace	25	16	9		1	EA	\$60,000.00	\$371,520.00	\$371,520										\$371,520												\$371,520			
G4050		Fair		7649572	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	15	5		12	EA	\$1,200.00	\$7,430.40	\$89,165					\$89,165																	\$89,165			
G4050		Fair		7649548	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	10	10		32	EA	\$1,200.00	\$7,430.40	\$237,773											\$237,773											\$237,773			
Totals, Unescalated															\$0	\$0	\$0	\$309,817	\$587,559	\$699,077	\$0	\$9,288	\$1,736,454	\$2,411,614	\$386,381	\$619,138	\$0	\$240,466	\$13,932	\$34,675	\$0	\$0	\$763,628	\$139,320	\$289,166	\$8,240,515			
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$358,652	\$714,181	\$892,219	\$0	\$13,069	\$2,565,533	\$3,741,204	\$629,374	\$1,058,936	\$0	\$453,435	\$27,584	\$72,087	\$0	\$0	\$1,837,763	\$352,055	\$767,245	\$13,483,337			

Corporation Yard / Storage Building

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
B2010		Fair		7653200	Exterior Walls, any painted surface, Prep & Paint	10	4	6	1800	SF	\$3.00	\$18.58	\$33,437								\$33,437										\$33,437					\$66,874
B3020		Good		7659277	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	4	16	80	LF	\$9.00	\$55.73	\$4,458																			\$4,458				\$4,458
D5040		Good		7649565	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W, Replace	20	4	16	3	EA	\$600.00	\$3,715.20	\$11,146																			\$11,146				\$11,146
D5040		Good		7653201	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	835	SF	\$4.50	\$27.86	\$23,266																			\$23,266				\$23,266
Totals, Unescalated															\$0	\$0	\$0	\$0	\$0	\$0	\$33,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,307	\$0	\$0	\$0	\$0	\$105,744
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$0	\$0	\$0	\$44,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,837	\$0	\$0	\$0	\$0	\$202,646

Festival of Arts Complex / Employee Parking Lot E

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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	
G2020		Fair		7697981	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	29820	SF	\$0.45	\$2.79	\$83,090					\$83,090					\$83,090					\$83,090					\$83,090				\$332,362
G2020		Fair		7697983	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	29820	SF	\$3.50	\$21.67	\$646,259														\$646,259									\$646,259	
G2060		Fair		7697982	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	30	10	290	SF	\$60.00	\$371.52	\$107,741											\$107,741												\$107,741	
Totals, Unescalated															\$0	\$0	\$0	\$83,090	\$0	\$0	\$0	\$0	\$83,090	\$0	\$107,741	\$0	\$0	\$729,349	\$0	\$0	\$0	\$0	\$83,090	\$0	\$0	\$1,086,362	
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$96,188	\$0	\$0	\$0	\$0	\$122,762	\$0	\$175,498	\$0	\$0	\$1,375,297	\$0	\$0	\$0	\$0	\$199,967	\$0	\$0	\$1,969,713	

Festival of Arts Complex / Festival of Arts – Exhibition Shelters

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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		
B2050		Fair		7697978	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	1	EA	\$4,400.00	\$27,244.80	\$27,245																	\$27,245						\$27,245		
B3010		Good		7697980	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	21000	SF	\$17.00	\$105.26	\$2,210,544														\$2,210,544										\$2,210,544	
B3010		Good		7697965	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	850	SF	\$17.00	\$105.26	\$89,474															\$89,474									\$89,474	
D2010		Fair		7697966	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																	\$7,430							\$7,430	
D3030		Fair		7697964	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$3,400.00	\$21,052.80	\$21,053									\$21,053															\$21,053	
D3060		Good		7697963	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	7	13	3	EA	\$1,600.00	\$9,907.20	\$29,722															\$29,722									\$29,722	
D3060		Good		7697967	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	3	EA	\$1,400.00	\$8,668.80	\$26,006																				\$26,006				\$26,006	
D4010		Good		7697974	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	7	18	850	SF	\$1.07	\$6.63	\$5,632																				\$5,632				\$5,632	
D5020		Fair		7697971	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,000.00	\$37,152.00	\$37,152																		\$37,152							\$37,152
D5040		Good		7697977	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	21000	SF	\$4.50	\$27.86	\$585,144															\$585,144									\$585,144	
D5040		Good		7697979	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	21000	SF	\$4.50	\$27.86	\$585,144																		\$585,144							\$585,144
D7050		Good		7697975	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	21000	SF	\$3.00	\$18.58	\$390,096															\$390,096										\$390,096
G2050		Good		7697970	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	7280	SF	\$20.00	\$123.84	\$901,555												\$901,555												\$901,555	
G2080		Good		7697973	Irrigation System, Control Panel, Replace	15	5	10	1	EA	\$5,000.00	\$30,960.00	\$30,960												\$30,960													\$30,960
Totals, Unescalated															\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,053	\$0	\$932,515	\$0	\$0	\$3,304,980	\$0	\$656,971	\$0	\$0	\$31,638	\$0	\$0	\$4,947,157			
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,105	\$0	\$1,518,969	\$0	\$0	\$6,232,033	\$0	\$1,365,796	\$0	\$0	\$76,141	\$0	\$0	\$9,224,043			

Festival of Arts Complex / Festival of Arts – Forum Theater

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	
B2050	Fair	7697960	Exterior Door, Wood, Solid-Core, Replace	25	12	13	9	EA	\$700.00	\$4,334.40	\$39,010														\$39,010							\$39,010		
B3010	Fair	7697930	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	2100	SF	\$17.00	\$105.26	\$221,054															\$221,054						\$221,054		
B3060	Fair	7697944	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	5	EA	\$1,300.00	\$8,049.60	\$40,248											\$40,248										\$40,248		
C1030	Fair	7697949	Interior Door, Wood, Solid-Core, Replace	40	20	20	9	EA	\$700.00	\$4,334.40	\$39,010																			\$39,010		\$39,010		
C1070	Fair	7697961	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	300	SF	\$3.50	\$21.67	\$6,502									\$6,502												\$6,502		
C1070	Fair	7743123	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	2100	SF	\$3.50	\$21.67	\$45,511														\$45,511							\$45,511		
C1090	Fair	7697952	Toilet Partitions, Metal, Replace	20	15	5	11	EA	\$850.00	\$5,263.20	\$57,895						\$57,895																\$57,895	
C1090	Good	7743129	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	3	EA	\$750.00	\$4,644.00	\$13,932																\$13,932						\$13,932	
C2010	Fair	7697946	Wall Finishes, Ceramic Tile, Replace	40	30	10	600	SF	\$18.00	\$111.46	\$66,874											\$66,874											\$66,874	
C2010	Fair	7743126	Wall Finishes, any surface, Prep & Paint	10	5	5	11020	SF	\$1.50	\$9.29	\$102,354						\$102,354										\$102,354						\$102,354	
C2030	Fair	7697938	Flooring, Ceramic Tile, Replace	40	35	5	300	SF	\$18.00	\$111.46	\$33,437						\$33,437																\$33,437	
C2030	Fair	7743137	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	430	SF	\$7.50	\$46.44	\$19,969									\$19,969													\$19,969	
C2030	Fair	7743122	Flooring, Vinyl Sheeting, Replace	15	7	8	920	SF	\$7.00	\$43.34	\$39,876									\$39,876													\$39,876	
C2030	Fair	7743127	Flooring, Vinyl Tile (VCT), Replace	15	7	8	120	SF	\$5.00	\$30.96	\$3,715									\$3,715													\$3,715	
C2050	Fair	7743136	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4090	SF	\$2.00	\$12.38	\$50,651						\$50,651											\$50,651						\$101,301
D2010	Good	7697948	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	\$1,900.00	\$11,764.80	\$11,765															\$11,765							\$11,765	
D2010	Fair	7697958	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	9510	SF	\$11.00	\$68.11	\$647,745																				\$647,745		\$647,745	
D2010	Fair	7743130	Shower, Fiberglass, Replace	20	10	10	2	EA	\$1,600.00	\$9,907.20	\$19,814											\$19,814											\$19,814	
D2010	Fair	7743131	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	4	EA	\$1,100.00	\$6,811.20	\$27,245											\$27,245											\$27,245	
D2010	Fair	7697927	Toilet, Commercial Water Closet, Replace	30	15	15	11	EA	\$1,300.00	\$8,049.60	\$88,546																\$88,546						\$88,546	
D2010	Fair	7697921	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	2	EA	\$1,400.00	\$8,668.80	\$17,338																\$17,338						\$17,338	
D2010	Fair	7743135	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																	\$7,430						\$7,430
D2010	Good	7697953	Urinal, Standard, Replace	30	10	20	9	EA	\$1,100.00	\$6,811.20	\$61,301																					\$61,301		\$61,301
D2010	Good	7697929	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	8	EA	\$1,500.00	\$9,288.00	\$74,304																						\$74,304	\$74,304
D2010	Good	7743124	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	2	EA	\$1,500.00	\$9,288.00	\$18,576																						\$18,576	\$18,576
D2010	Good	7743134	Urinal, Standard, Replace	30	10	20	1	EA	\$1,100.00	\$6,811.20	\$6,811																						\$6,811	\$6,811
D2010	Good	7743133	Toilet, Residential Water Closet, Replace	30	10	20	3	EA	\$700.00	\$4,334.40	\$13,003																						\$13,003	\$13,003
D3020	Fair	7697928	Furnace, Gas, Replace	20	15	5	1	EA	\$2,200.00	\$13,622.40	\$13,622						\$13,622																\$13,622	
D3050	Fair	7697950	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$68,112.00	\$68,112																							\$68,112
D3050	Fair	7697940	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$68,112.00	\$68,112																							\$68,112
D3050	Fair	7697951	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$11,000.00	\$68,112.00	\$68,112											\$68,112											\$68,112	
D3050	Fair	7697922	HVAC System, Ductwork, Medium Density, Replace	30	20	10	9510	SF	\$4.00	\$24.77	\$235,544											\$235,544											\$235,544	
D3060	Fair	7697954	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$8,668.80	\$8,669						\$8,669																\$8,669	
D3060	Fair	7697934	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	2	EA	\$1,500.00	\$9,288.00	\$18,576											\$18,576											\$18,576	
D4010	Fair	7697945	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	\$400.00	\$2,476.80	\$24,768											\$24,768											\$24,768	
D5020	Fair	7697959	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,000.00	\$12,384.00	\$12,384						\$12,384																\$12,384	
D5030	Fair	7697932	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	9510	SF	\$2.50	\$15.48	\$147,215																				\$147,215		\$147,215	
D5040	Fair	7697920	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9510	SF	\$4.50	\$27.86	\$264,987											\$264,987											\$264,987	
D5040	Fair	7697925	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	9	EA	\$600.00	\$3,715.20	\$33,437											\$33,437											\$33,437	
D7030	Good	7697939	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	9510	SF	\$2.00	\$12.38	\$117,772											\$117,772											\$117,772	
D7050	Fair	7697957	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	9510	SF	\$3.00	\$18.58	\$176,658											\$176,658											\$176,658	
D8010	Fair	7697936	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	7	8	9510	SF	\$6.00	\$37.15	\$353,316										\$353,316												\$353,316	
E1030	Fair	7697923	Laundry Equipment, Dryer, Commercial, Replace	15	8	7	1	EA	\$4,000.00	\$24,768.00	\$24,768								\$24,768														\$24,768	
E1030	Fair	7697924	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	7	8	4	EA	\$4,700.00	\$29,102.40	\$116,410											\$116,410											\$116,410	
E1030	Fair	7697947	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00	\$27,864.00	\$27,864											\$27,864											\$27,864	
E1030	Fair	7697931	Foodservice Equipment, Griddle, Replace	15	7	8	1	EA	\$7,000.00	\$43,344.00	\$43,344											\$43,344											\$43,344	
E1030	Fair	7697962	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	7	8	1	EA	\$6,000.00	\$37,152.00	\$37,152											\$37,152											\$37,152	
E1030	Fair	7697941	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$28,483.20	\$28,483											\$28,483											\$28,483	
E1030	Fair	7697933	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	7	8	1	EA	\$1,700.00	\$10,526.40	\$10,526											\$10,526											\$10,526	
E1030	Fair	7697918	Foodservice Equipment, Ice maker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$41,486.40	\$41,486											\$41,486											\$41,486	
E1030	Good	7697955	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$10,526.40	\$10,526											\$10,526											\$10,526	
E1030	Good	7697943	Foodservice Equipment, Deep Fryer, Replace	15	5	10	1	EA	\$7,000.00	\$43,344.00	\$43,344											\$43,344											\$43,344	
E1030	Fair	7697942	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	2	EA	\$1,600.00	\$9,907.20	\$19,814																\$19,814						\$19,814	
E1030	Fair	7697956	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$15,480.00	\$15,480																\$15,480						\$15,480	
E1040	Good	7743125	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$1,500.00	\$9,288.00	\$9,288																							

10/15/2024

Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)Festival of Arts Complex / Festival of Arts – Scene Shops

Uniformat Code	Cond	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
B2020	Fair	7744223	Window, Aluminium Double-Glazed, up to 15 SF, Replace	30	20	10	12	EA	\$650.00	\$4,024.80	\$48,298											\$48,298											\$48,298
B2050	Fair	7744241	Exterior Door, Steel, Standard, Replace	40	20	20	17	EA	\$600.00	\$3,715.20	\$63,158																					\$63,158	\$63,158
B2050	Fair	7744238	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	20	10	7	EA	\$3,200.00	\$19,814.40	\$138,701											\$138,701											\$138,701
C2010	Fair	7744226	Wall Finishes, any surface, Prep & Paint	10	5	5	10820	SF	\$1.50	\$9.29	\$100,496						\$100,496											\$100,496					\$200,992
C2030	Fair	7744225	Flooring, Vinyl Tile (VCT), Replace	15	7	8	4400	SF	\$5.00	\$30.96	\$136,224									\$136,224													\$136,224
C2050	Fair	7744234	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4400	SF	\$2.00	\$12.38	\$54,490						\$54,490											\$54,490					\$108,979
D1010	Fair	7744237	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	\$17,000.00	\$105,264.00	\$105,264					\$105,264																	\$105,264
D2010	Fair	7744231	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,500.00	\$9,288.00	\$9,288																		\$9,288				\$9,288

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	Fair	7744224	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																\$7,430						\$7,430	
D2010	Fair	7744232	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050						\$8,050	
D3020	Fair	7744233	Furnace, Gas, Replace	20	15	5	1	EA	\$2,500.00	\$15,480.00	\$15,480						\$15,480																\$15,480	
D3020	Fair	7744235	Unit Heater, Natural Gas, Replace	20	10	10	4	EA	\$5,500.00	\$34,056.00	\$136,224											\$136,224											\$136,224	
D4010	Fair	7744240	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	10820	SF	\$1.07	\$6.63	\$71,687														\$71,687								\$71,687	
D5020	Fair	7744220	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,000.00	\$12,384.00	\$12,384											\$12,384											\$12,384	
D5030	Fair	7744239	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	10820	SF	\$2.50	\$15.48	\$167,494																				\$167,494		\$167,494	
D5040	Fair	7744230	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	16	EA	\$600.00	\$3,715.20	\$59,443											\$59,443											\$59,443	
D5040	Fair	7744221	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	10820	SF	\$4.50	\$27.86	\$301,488											\$301,488												\$301,488
D7050	Fair	7744219	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880									\$92,880														\$92,880
D7050	Fair	7744236	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	10820	SF	\$3.00	\$18.58	\$200,992											\$200,992												\$200,992
E1030	Fair	7744229	Laundry Equipment, Dryer, Commercial, Replace	15	7	8	2	EA	\$4,000.00	\$24,768.00	\$49,536									\$49,536														\$49,536
E1040	Good	7744227	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288									\$9,288			\$18,576
Totals, Unescalated												\$0	\$0	\$0	\$0	\$105,264	\$170,466	\$0	\$0	\$278,640	\$9,288	\$897,530	\$0	\$0	\$71,687	\$0	\$179,754	\$0	\$0	\$0	\$9,288	\$230,652	\$1,952,569	
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$127,949	\$217,562	\$0	\$0	\$411,678	\$14,409	\$1,461,982	\$0	\$0	\$135,177	\$0	\$373,695	\$0	\$0	\$0	\$23,470	\$611,988	\$3,377,912	

Festival of Arts Complex / Festival of Arts – Shops and Administration

Format	Code	Cond	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	
B2010	Fair	7697886	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	4000	SF	\$3.00	\$18.58	\$74,304				\$74,304											\$74,304								\$148,608	
B2050	Fair	7697891	Exterior Door, Wood, Solid-Core, Replace	25	12	13	8	EA	\$700.00	\$4,334.40	\$34,675															\$34,675								\$34,675	
B3010	Good	7697909	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	8300	SF	\$17.00	\$105.26	\$873,691																			\$873,691				\$873,691	
B3060	Poor	7697893	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	7	EA	\$1,300.00	\$8,049.60	\$56,347			\$56,347																				\$56,347	
C1030	Fair	7697905	Interior Door, Wood, Solid-Core, Replace	40	35	5	26	EA	\$700.00	\$4,334.40	\$112,694						\$112,694																	\$112,694	
C1090	Good	7697884	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	37	EA	\$750.00	\$4,644.00	\$171,828															\$171,828								\$171,828	
C2010	Fair	7697890	Wall Finishes, any surface, Prep & Paint	10	7	3	12442	SF	\$1.50	\$9.29	\$115,561				\$115,561											\$115,561								\$231,123	
C2030	Fair	7697904	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	2120	SF	\$1.50	\$9.29	\$19,691				\$19,691											\$19,691								\$39,381	
C2030	Fair	7697899	Flooring, Ceramic Tile, Replace	40	20	20	220	SF	\$18.00	\$111.46	\$24,520																					\$24,520		\$24,520	
C2030	Fair	7697895	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4370	SF	\$7.50	\$46.44	\$202,943				\$202,943											\$202,943								\$405,886	
C2050	Fair	7697885	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2120	SF	\$2.00	\$12.38	\$26,254				\$26,254											\$26,254								\$52,508	
D2010	Fair	7697900	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	6221	SF	\$11.00	\$68.11	\$423,725																					\$423,725		\$423,725	
D2010	Fair	7697896	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,200.00	\$7,430.40	\$14,861																\$14,861							\$14,861	
D3020	Fair	7697878	Furnace, Gas, Replace	20	18	2	1	EA	\$4,200.00	\$26,006.40	\$26,006			\$26,006																				\$26,006	
D3020	Fair	7697892	Furnace, Gas, Replace	20	18	2	1	EA	\$4,200.00	\$26,006.40	\$26,006			\$26,006																				\$26,006	
D3020	Fair	7697883	Furnace, Gas, Replace	20	10	10	1	EA	\$4,200.00	\$26,006.40	\$26,006												\$26,006											\$26,006	
D3030	Fair	7697906	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$2,300.00	\$14,241.60	\$14,242								\$14,242															\$14,242	
D3030	Fair	7697876	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$3,400.00	\$21,052.80	\$21,053								\$21,053															\$21,053	
D3050	Fair	7697897	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$7,500.00	\$46,440.00	\$46,440			\$46,440																				\$46,440	
D3050	Fair	7697898	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$7,500.00	\$46,440.00	\$46,440			\$46,440																				\$46,440	
D3050	Fair	7697902	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$7,500.00	\$46,440.00	\$46,440			\$46,440																				\$46,440	
D3050	Fair	7697888	HVAC System, Ductwork, Medium Density, Replace	30	15	15	6221	SF	\$4.00	\$24.77	\$154,082																\$154,082							\$154,082	
D3050	Good	7697908	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$7,500.00	\$46,440.00	\$46,440																			\$46,440				\$46,440	
D3060	Good	7697875	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	3	EA	\$1,400.00	\$8,668.80	\$26,006																			\$26,006				\$26,006	
D3060	Good	7697881	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	7	18	2	EA	\$2,400.00	\$14,860.80	\$29,722																			\$29,722				\$29,722	
D4010	Fair	7697879	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	7	18	6221	SF	\$1.07	\$6.63	\$41,217																			\$41,217				\$41,217	
D5010	Fair	7697882	Uninterruptible Power Supply, UPS, Replace	15	7	8	1	EA	\$9,600.00	\$59,443.20	\$59,443									\$59,443														\$59,443	
D5020	Fair	7697887	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,000.00	\$12,384.00	\$12,384																	\$12,384							\$12,384
D5040	Good	7697869	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	6221	SF	\$4.50	\$27.86	\$173,342															\$173,342								\$173,342	
D7030	Fair	7697880	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	6221	SF	\$2.00	\$12.38	\$77,041									\$77,041														\$77,041	
D7050	Fair	7697889	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880									\$92,880														\$92,880	
D7050	Fair	7697901	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	6221	SF	\$3.00	\$18.58	\$115,561											\$115,561												\$115,561	
D8010	Fair	7697872	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	7	8	6221	SF	\$6.00	\$37.15	\$231,123									\$231,123														\$231,123	
Totals, Unescalated													\$0	\$0	\$247,680	\$438,753	\$0	\$112,694	\$0	\$35,294	\$460,487	\$0	\$141,568	\$0	\$0	\$818,598	\$0	\$181,327	\$0	\$0	\$1,017,076	\$0	\$448,245	\$3,901,721	
Totals, Escalated (5.0% inflation, compounded annually)													\$0	\$0	\$273,067	\$507,911	\$0	\$143,830	\$0	\$49,663	\$680,349	\$0	\$230,599	\$0	\$0	\$1,543,588	\$0	\$376,965	\$0	\$0	\$2,447,715	\$0	\$1,189,328	\$7,443,014	

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	Fair	7744216	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,200.00	\$19,814.40	\$19,814																\$19,814						\$19,814
D2010	Good	7744214	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$3,200.00	\$19,814.40	\$19,814																				\$19,814		\$19,814
D2010	Fair	7697860	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	7	8	4	EA	\$1,500.00	\$9,288.00	\$37,152									\$37,152													\$37,152
D4010	Fair	7744215	Backflow Preventer, Fire Suppression, Replace	30	22	8	1	EA	\$14,400.00	\$89,164.80	\$89,165									\$89,165													\$89,165
D5010	Fair	7697858	Generator, Diesel, Replace	25	20	5	1	EA	\$58,000.00	\$359,136.00	\$359,136						\$359,136																\$359,136
D5010	Fair	7697859	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$8,500.00	\$52,632.00	\$52,632						\$52,632																\$52,632
D5020	Fair	7697861	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$80,000.00	\$495,360.00	\$495,360																					\$495,360	\$495,360
G4050	Fair	7744217	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	15	5	100	EA	\$700.00	\$4,334.40	\$433,440						\$433,440																\$433,440
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$845,208	\$0	\$0	\$126,317	\$0	\$0	\$0	\$0	\$0	\$0	\$19,814	\$0	\$0	\$0	\$0	\$515,174	\$1,506,514
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$1,078,723	\$0	\$0	\$186,627	\$0	\$0	\$0	\$0	\$0	\$0	\$41,193	\$0	\$0	\$0	\$0	\$1,366,911	\$2,673,455

Festival of Arts Complex / Festival of Arts – Tennis Courts

Uniformat Code	Cond	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	Fair	7697864	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	7	8	1	EA	\$1,500.00	\$9,288.00	\$9,288									\$9,288													\$9,288				
G2050	Good	7697865	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	1	9	12700	SF	\$1.50	\$9.29	\$117,958										\$117,958										\$117,958		\$235,915				
G2060	Fair	7697863	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	12700	LF	\$25.00	\$154.80	\$1,965,960																					\$1,965,960	\$1,965,960				
G4050	Good	7697867	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	7	13	3	EA	\$4,000.00	\$36,768.00	\$110,304														\$110,304								\$110,304				
G4050	Fair	7697866	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	7	13	6	EA	\$4,000.00	\$24,768.00	\$148,608														\$148,608								\$148,608				
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,288	\$117,958	\$0	\$0	\$0	\$258,912	\$0	\$0	\$0	\$0	\$0	\$117,958	\$1,965,960	\$2,470,075			
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,723	\$182,991	\$0	\$0	\$0	\$488,217	\$0	\$0	\$0	\$0	\$0	\$298,073	\$5,216,277	\$6,199,281			

Fire Station #1

Uniformat Code	Cond	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	
B1020	Poor	8453681	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation, Replace	75	75	0	1	SF	\$244,367.10	\$1,513,121.08	\$1,513,121	\$1,513,121																					\$1,513,121	
B2010	Poor	7682262	Exterior Walls, any painted surface, Prep & Paint	10	10	0	350	SF	\$3.00	\$18.58	\$6,502	\$6,502										\$6,502									\$6,502		\$19,505	
B2010	Fair	7680191	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4000	SF	\$3.00	\$18.58	\$74,304						\$74,304											\$74,304					\$148,608	
B2020	Fair	7680198	Window, Wood Historical, 16-25 SF,	30	15	15	17	EA	\$3,600.00	\$22,291.20	\$378,950																	\$378,950					\$378,950	
B2020	Fair	7680203	Door, Wood Historical, 16-25 SF,	30	15	15	1	EA	\$3,600.00	\$22,291.20	\$22,291																	\$22,291					\$22,291	
B2050	Fair	7680207	Exterior Door, Wood, Historical w/ Vision Glass, Replace	25	15	10	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288											\$9,288	
B2050	Fair	7680189	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	\$600.00	\$3,715.20	\$7,430																				\$7,430		\$7,430	
B2050	Fair	7680217	Overhead/Dock Door, Wood, Bi-Fold, Replace	30	15	15	2	EA	\$8,700.00	\$53,870.40	\$107,741																	\$107,741					\$107,741	
B2050	Fair	7680184	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	2	EA	\$3,500.00	\$21,672.00	\$43,344											\$43,344											\$43,344	
B3010	Fair	7683142	Roofing, Clay/Concrete Tile, Replace	50	40	10	2400	SF	\$17.00	\$105.26	\$252,634											\$252,634											\$252,634	
C1030	Fair	7680197	Interior Door, Wood, Solid-Core, Replace	40	30	10	6	EA	\$700.00	\$4,334.40	\$26,006											\$26,006											\$26,006	
C2010	Fair	7683147	Wall Finishes, any surface, Prep & Paint	10	5	5	8800	SF	\$1.50	\$9.29	\$81,734						\$81,734											\$81,734					\$163,469	
C2030	Poor	7680182	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	10	0	1700	SF	\$12.00	\$74.30	\$126,317	\$126,317										\$126,317									\$126,317		\$378,950	
C2030	Fair	7680183	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	150	SF	\$12.00	\$74.30	\$11,146					\$11,146										\$11,146							\$22,291	
C2030	Fair	7680225	Flooring, Vinyl Sheeting, Replace	15	12	3	200	SF	\$7.00	\$43.34	\$8,669				\$8,669																\$8,669			\$17,338
C2030	Fair	7680208	Flooring, Laminate Faux Wood, Replace	15	8	7	150	SF	\$7.00	\$43.34	\$6,502								\$6,502															\$6,502
C2030	Fair	7680223	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2000	SF	\$7.50	\$46.44	\$92,880						\$92,880											\$92,880						\$185,760
C2050	Fair	7683144	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4400	SF	\$2.00	\$12.38	\$54,490						\$54,490											\$54,490						\$108,979
D2010	Excellent	7680228	Water Heater, Gas, Residential, 50 GAL, Replace	15	1	14	1	EA	\$1,300.00	\$8,049.60	\$8,050															\$8,050							\$8,050	
D2010	Fair	7680193	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																	\$7,430						\$7,430
D2010	Fair	7680211	Sink/Lavatory, Service Sink, Laundry, Replace	30	15	15	1	EA	\$900.00	\$5,572.80	\$5,573																	\$5,573						\$5,573
D2060	Fair	7680199	Air Compressor, Tank-Style, 0.75 HP, Replace	20	10	10	1	EA	\$5,150.00	\$31,888.80	\$31,889											\$31,889											\$31,889	
D3030	Good	7680220	Split System Ductless, Single Zone, 2 TON, Replace	15	10	5	1	EA	\$4,800.00	\$29,721.60	\$29,722						\$29,722														\$29,722			\$59,443
D3050	Fair	7683148	HVAC System, Ductwork, Medium Density, Replace	30	25	5	4400	SF	\$4.00	\$24.77	\$108,979						\$108,979																	\$108,979
D3050	Fair	7683141	Air Handler, Interior AHU, Easy/Moderate Access, 1600 CFM, Replace	25	12	13	1	EA	\$15,000.00	\$92,880.00	\$92,880														\$92,880									\$92,880
D3060	Good	7680204	Exhaust Fan, Vehicle Exhaust, 3 HP Motor, 2000 CFM, Replace	25	22	3	2	EA	\$5,000.00	\$30,960.00	\$61,920				\$61,920																			\$61,920
D5020	Poor	7680210	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	40	0	4400	SF	\$18.00	\$111.46	\$490,406	\$490,406																						\$490,406
D5040	Fair	7683145	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	4400	SF	\$4.50	\$27.86	\$122,602											\$122,602												\$122,602
D5040	Fair	7680185	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	3	EA	\$400.00	\$2,476.80	\$7,430											\$7,430												\$7,430
D7050	Fair	7683149	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	15	5	4400	SF	\$1.50	\$9.29	\$40,867						\$40,867																	\$40,867
D7050	Fair	7680205	Fire Alarm Panel, Multizone, Replace	15	8	7	1	EA	\$4,000.00	\$24,768.00	\$24,768									\$24,768														\$24,768
E1030	Fair	7680194	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	8	7	1	EA	\$6,000.00	\$37,152.00	\$37,152									\$37,152														\$37,152
E1030	Fair	7680192	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	\$3,300.00	\$20,433.60	\$20,434									\$20,434														\$20,434

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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
E1060	Fair	7680190	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$3,715.20	\$3,715							\$3,715															\$3,715
E1060	Fair	7680226	Residential Appliances, Dishwasher, Replace	10	4	6	1	EA	\$700.00	\$4,334.40	\$4,334							\$4,334										\$4,334					\$8,669
E1060	Fair	7680221	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$3,715.20	\$3,715							\$3,715															\$3,715
E1060	Fair	7680209	Residential Appliances, Washer, Replace	15	8	7	1	EA	\$850.00	\$5,263.20	\$5,263								\$5,263														\$5,263
E1060	Fair	7682264	Residential Appliances, Clothes Dryer, Replace	15	8	7	1	EA	\$650.00	\$4,024.80	\$4,025								\$4,025														\$4,025
E2010	Fair	7680200	Casework, Cabinetry, Standard, Replace	20	10	10	12	LF	\$300.00	\$1,857.60	\$22,291											\$22,291											\$22,291
Totals, Unescalated												\$2,136,346	\$0	\$0	\$70,589	\$11,146	\$482,976	\$11,765	\$98,143	\$0	\$0	\$648,302	\$0	\$0	\$92,880	\$19,195	\$825,394	\$4,334	\$0	\$8,669	\$0	\$169,970	\$4,579,709
Totals, Escalated (5.0% inflation, compounded annually)												\$2,136,346	\$0	\$0	\$81,715	\$13,548	\$616,413	\$15,766	\$138,097	\$0	\$0	\$1,056,016	\$0	\$0	\$175,139	\$38,005	\$1,715,934	\$9,461	\$0	\$20,863	\$0	\$450,982	\$6,468,286

Fire Station #2 / Fire Station #2

Uniformat Code	Cond	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		
B1020	Poor	8453680	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame and Hose Tower, Replace	75	75	0	1	SF	\$222,607.07	\$1,378,382.98	\$1,378,383	\$1,378,383																					\$1,378,383		
B2010	Fair	7816054	Exterior Walls, Stucco, Prep & Paint	10	5	5	1000	SF	\$3.82	\$23.65	\$23,653						\$23,653										\$23,653							\$47,307	
B2010	Good	7816041	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	5	15	3000	SF	\$1.86	\$11.52	\$34,551																	\$34,551							\$34,551
B2050	Fair	7816045	Exterior Door, Steel, Commercial, Replace	40	30	10	6	EA	\$4,060.00	\$25,139.52	\$150,837											\$150,837												\$150,837	
B3010	Fair	7816049	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	5500	SF	\$17.00	\$105.26	\$578,952																	\$578,952							\$578,952
B3020	Fair	7816061	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	340	LF	\$9.00	\$55.73	\$18,948																	\$18,948							\$18,948
C1030	Fair	7816043	Interior Door, Wood, Hollow-Core Residential, Replace	20	10	10	4	EA	\$400.00	\$2,476.80	\$9,907											\$9,907												\$9,907	
C1030	Fair	7816071	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	5	10	7	EA	\$500.00	\$3,096.00	\$21,672											\$21,672												\$21,672	
C1090	Good	7816047	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	2	EA	\$750.00	\$4,644.00	\$9,288																	\$9,288							\$9,288
C1090	Good	7816079	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	5	15	32	LF	\$500.00	\$3,096.00	\$99,072																	\$99,072							\$99,072
C2010	Fair	7816036	Wall Finishes, Ceramic Tile, Replace	40	30	10	300	SF	\$18.00	\$111.46	\$33,437											\$33,437												\$33,437	
C2010	Fair	7816055	Wall Finishes, Wood Paneling, any type, Refinish	10	6	4	500	SF	\$4.00	\$24.77	\$12,384					\$12,384											\$12,384							\$12,384	
C2010	Fair	7816070	Wall Finishes, any surface, Prep & Paint	10	6	4	7200	SF	\$1.50	\$9.29	\$66,874					\$66,874												\$66,874							\$133,747
C2030	Fair	7816033	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1500	SF	\$1.50	\$9.29	\$13,932				\$13,932										\$13,932									\$27,864	
C2030	Fair	7816039	Flooring, Ceramic Tile, Replace	40	30	10	300	SF	\$18.00	\$111.46	\$33,437											\$33,437												\$33,437	
C2030	Fair	7816072	Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	1500	SF	\$7.50	\$46.44	\$69,660											\$69,660												\$69,660	
C2030	Fair	7816040	Flooring, Rubber Tile, Replace	15	5	10	100	SF	\$9.00	\$55.73	\$5,573											\$5,573												\$5,573	
C2030	Fair	7816065	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1500	SF	\$7.50	\$46.44	\$69,660						\$69,660											\$69,660							\$139,320
C2050	Fair	7816066	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3200	SF	\$2.00	\$12.38	\$39,629					\$39,629											\$39,629							\$79,258	
C2050	Fair	7816053	Ceiling Finishes, exposed irregular elements, Refinish	10	5	5	1500	SF	\$2.50	\$15.48	\$23,220						\$23,220											\$23,220							\$46,440
D2010	Fair	7910569	Water Heater, Gas, Residential, 60 to 120 GAL, Replace	15	10	5	1	EA	\$1,900.00	\$11,764.80	\$11,765						\$11,765														\$11,765			\$23,530	
D2010	Poor	7910570	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	56	0	4798	SF	\$11.00	\$68.11	\$326,801	\$326,801																						\$326,801	
D2010	Fair	7816044	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	5	EA	\$1,100.00	\$6,811.20	\$34,056					\$34,056																		\$34,056	
D2010	Fair	7816050	Toilet, Residential Water Closet, Replace	30	27	3	5	EA	\$700.00	\$4,334.40	\$21,672					\$21,672																		\$21,672	
D2010	Fair	7816035	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,500.00	\$9,288.00	\$9,288					\$9,288																		\$9,288	
D2010	Fair	7816051	Shower, Ceramic Tile, Replace	30	27	3	4	EA	\$2,500.00	\$15,480.00	\$61,920					\$61,920																		\$61,920	
D3030	Poor	7816032	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	15	0	1	EA	\$7,100.00	\$43,963.20	\$43,963	\$43,963																\$43,963							\$87,926
D3030	Poor	7816075	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	22	0	1	EA	\$6,300.00	\$39,009.60	\$39,010	\$39,010																				\$39,010			\$78,019
D3030	Poor	7816064	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	22	0	1	EA	\$6,300.00	\$39,009.60	\$39,010	\$39,010																				\$39,010			\$78,019
D3030	Fair	7816031	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	5	10	1	EA	\$6,100.00	\$37,771.20	\$37,771											\$37,771												\$37,771	
D3030	Fair	7816037	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	5	10	1	EA	\$3,500.00	\$21,672.00	\$21,672											\$21,672												\$21,672	
D3050	Fair	7910574	HVAC System, Ductwork, Medium Density, Replace	30	27	3	4798	SF	\$4.00	\$24.77	\$118,837					\$118,837																		\$118,837	
D3060	Fair	7816078	Exhaust Fan, Vehicle Exhaust System, 1 to 1.5 HP Motor, Replace	25	14	11	1	EA	\$4,000.00	\$24,768.00	\$24,768												\$24,768											\$24,768	
D5010	Fair	7816057	Generator, Gas or Gasoline, 25 to 35 KW, Replace	25	14	11	1	EA	\$30,000.00	\$185,760.00	\$185,760												\$185,760											\$185,760	
D5010	Fair	7910472	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	14	11	1	EA	\$20,000.00	\$123,840.00	\$123,840												\$123,840											\$123,840	
D5020	Fair	7910563	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	1	EA	\$2,000.00	\$12,384.00	\$12,384											\$12,384												\$12,384	
D5020	Fair	7816080	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	4798	SF	\$18.00	\$111.46	\$534,766																				\$534,766			\$534,766	
D5040	Fair	7910572	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4798	SF	\$4.50	\$27.86	\$133,691						\$133,691																	\$133,691	
D5040	Good	7816059	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$600.00	\$3,715.20	\$26,006																	\$26,006							\$26,006
E2010	Fair	7816042	Casework, Cabinetry, Standard, Replace	20	17	3	16	LF	\$300.00	\$1,857.60	\$29,722					\$29,722																		\$29,722	
E2010	Fair	7816052	Casework, Cabinetry, Standard, Replace	20	10	10	12	LF	\$300.00	\$1,857.60	\$22,291											\$22,291												\$22,291	
E2010	Good	7816067	Casework, Cabinetry, Standard, Replace	20	5	15	16	LF	\$300.00	\$1,857.60	\$29,722																	\$29,722							\$29,722
E2010	Good	7816034	Casework, Cabinetry, Standard, Replace	20	5	15	10	LF	\$300.00	\$1,857.60	\$18,576																		\$18,576						\$18,576
G2060	Fair	7910736	Signage, Property, Building or Pole-Mounted, Replace	20	10	10	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288													

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
Totals, Unescalated													\$1,827,167	\$0	\$0	\$320,386	\$118,886	\$261,990	\$0	\$0	\$0	\$0	\$427,929	\$334,368	\$0	\$13,932	\$118,886	\$975,612	\$0	\$0	\$30,960	\$0	\$624,550	\$5,054,666
Totals, Escalated (5.0% inflation, compounded annually)													\$1,827,167	\$0	\$0	\$370,887	\$144,507	\$334,373	\$0	\$0	\$0	\$0	\$697,051	\$571,883	\$0	\$26,271	\$235,387	\$2,028,226	\$0	\$0	\$74,509	\$0	\$1,657,117	\$7,967,378

Fire Station #2 / Site

Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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	
D1050	Fair	7816074	Crane, 2 Ton, Replace	15	12	3	1	EA	\$10,000.00	\$61,920.00	\$61,920					\$61,920																\$61,920			\$123,840
D7010	Fair	7816076	Vehicular Access Devices, Gate Operator, Replace	15	5	10	1	EA	\$11,400.00	\$70,588.80	\$70,589												\$70,589											\$70,589	
F1020	Fair	7816073	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	32	3	60	SF	\$60.00	\$371.52	\$22,291					\$22,291																		\$22,291	
G2060	Fair	7910734	Fences & Gates, Fence, Wood Board 6', Replace	20	15	5	250	LF	\$28.00	\$173.38	\$43,344							\$43,344																\$43,344	
G2060	Fair	7910735	Fences & Gates, Vehicle Gate, Tube Steel Sliding Electric, Replace	20	10	10	1	EA	\$5,000.00	\$30,960.00	\$30,960												\$30,960											\$30,960	
G2060	Fair	7910731	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,500.00	\$15,480.00	\$15,480																						\$15,480		\$15,480
G2080	Fair	7910732	Irrigation System, Drip System, Replace	20	10	10	850	SF	\$3.00	\$18.58	\$15,790												\$15,790											\$15,790	
Totals, Unescalated												\$0	\$0	\$0	\$84,211	\$0	\$43,344	\$0	\$0	\$0	\$0	\$117,338	\$0	\$0	\$0	\$0	\$0	\$0	\$61,920	\$0	\$15,480		\$322,294		
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$97,485	\$0	\$55,319	\$0	\$0	\$0	\$0	\$191,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,018	\$0	\$41,073		\$534,027	

Fire Station #3 / Fire Station #3

Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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	Poor	8453677	Seismic Repairs, Shear Walls, Roof to Wall Connections, Tower and Entrance Door, Replace	75	75	0	1	SF		\$285,383.80	\$1,767,096.49	\$1,767,096	\$1,767,096																						\$1,767,096
B2010	Fair	7641006	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	8	12	1075	SF		\$1.86	\$11.52	\$12,381													\$12,381										\$12,381
B2050	Fair	7640997	Exterior Door, Residential, Slider Aluminum-Framed & Glazed, Replace	25	8	17	1	EA		\$850.00	\$5,263.20	\$5,263																		\$5,263					\$5,263
B3010	Fair	7641005	Roofing, Built-Up, Replace	25	8	17	3150	SF		\$14.00	\$86.69	\$273,067																		\$273,067					\$273,067
B3020	Fair	7641034	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	120	LF		\$9.00	\$55.73	\$6,687													\$6,687										\$6,687
C1030	Fair	7641020	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	8	7	6	EA		\$500.00	\$3,096.00	\$18,576								\$18,576															\$18,576
C2010	Good	7641032	Wall Finishes, any surface, Prep & Paint	10	8	2	5400	SF		\$1.50	\$9.29	\$50,155			\$50,155										\$50,155										\$100,310
C2030	Fair	7641023	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1000	SF		\$1.50	\$9.29	\$9,288						\$9,288										\$9,288							\$18,576
C2030	Fair	7641022	Flooring, Rubber Tile, Replace	15	8	7	100	SF		\$9.00	\$55.73	\$5,573								\$5,573															\$5,573
C2030	Fair	7641024	Flooring, Luxury Vinyl Tile (LVT), Replace	15	8	7	1000	SF		\$7.50	\$46.44	\$46,440								\$46,440															\$46,440
C2030	Fair	7641018	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1500	SF		\$7.50	\$46.44	\$69,660						\$69,660											\$69,660						\$139,320
C2050	Fair	7641028	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2381	SF		\$2.00	\$12.38	\$29,486				\$29,486										\$29,486									\$58,973
D2010	Fair	7640995	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	8	7	1	EA		\$1,300.00	\$8,049.60	\$8,050								\$8,050															\$8,050
D3030	Fair	7641014	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	8	7	1	EA		\$4,800.00	\$29,721.60	\$29,722								\$29,722															\$29,722
D3050	Fair	7641033	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	8	12	1	EA		\$7,500.00	\$46,440.00	\$46,440													\$46,440										\$46,440
D5010	Fair	7641003	Generator, Propane, 40 to 80 KW, Replace	25	8	17	1	EA		\$52,000.00	\$321,984.00	\$321,984																		\$321,984					\$321,984
D5010	Good	7641001	Automatic Transfer Switch, ATS, 100 AMP, Replace	25	8	17	1	EA		\$8,500.00	\$52,632.00	\$52,632																		\$52,632					\$52,632
D5040	Fair	7641030	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	3381	SF		\$4.50	\$27.86	\$94,208													\$94,208										\$94,208
D8010	Fair	7903214	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	8	7	3381	SF		\$2.50	\$15.48	\$52,338								\$52,338															\$52,338
E2010	Fair	7641010	Casework, Cabinetry, Standard, Replace	20	8	12	6	LF		\$300.00	\$1,857.60	\$11,146													\$11,146										\$11,146
E2010	Fair	7641002	Casework, Cabinetry, Standard, Replace	20	8	12	30	LF		\$300.00	\$1,857.60	\$55,728													\$55,728										\$55,728
E2010	Fair	7641008	Casework, Cabinetry, High-End or Laboratory, Replace	20	8	12	16	LF		\$500.00	\$3,096.00	\$49,536													\$49,536										\$49,536
E2010	Fair	7640998	Casework, Cabinetry, Standard, Replace	20	8	12	10	LF		\$300.00	\$1,857.60	\$18,576													\$18,576										\$18,576
E2010	Fair	7641004	Casework, Cabinetry, High-End or Laboratory, Replace	20	8	12	18	LF		\$500.00	\$3,096.00	\$55,728													\$55,728										\$55,728
G4050	Fair	7640994	Exterior Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 13 to 26 W, Replace	20	8	12	6	EA		\$400.00	\$2,476.80	\$14,861													\$14,861										\$14,861
Totals, Unescalated													\$1,767,096	\$0	\$50,155	\$29,486	\$0	\$78,948	\$0	\$160,698	\$0	\$0	\$0	\$0	\$415,446	\$29,486	\$0	\$78,948	\$0	\$652,946	\$0	\$0	\$0		\$3,263,211
Totals, Escalated (5.0% inflation, compounded annually)													\$1,767,096	\$0	\$55,296	\$34,134	\$0	\$100,760	\$0	\$226,118	\$0	\$0	\$0	\$0	\$746,081	\$55,601	\$0	\$164,127	\$0	\$1,496,565	\$0	\$0	\$0		\$4,645,779

Fire Station #3 / Site

Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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									
G2060	Fair	7641019	Fences & Gates, Fence, Wood Board 6', Replace	20		8	12	125	LF	\$28.00	\$173.38	\$21,672													\$21,672									\$21,672									
G2080	Fair	7903211	Irrigation System, Control Panel, Replace	15		8	7	1	EA	\$5,000.00	\$30,960.00	\$30,960								\$30,960														\$30,960									
G2080	Fair	7903210	Irrigation System, Drip System, Replace	20		8	12	6000	SF	\$3.00	\$18.58	\$111,456													\$111,456									\$111,456									
Totals, Unescalated													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,960	\$0	\$0	\$0	\$0	\$133,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,088		
Totals, Escalated (5.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,564	\$0	\$0	\$0	\$0	\$239,079	\$0	\$0	\$0	\$0	\$239,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,643

Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

Uniformat Code	Cond	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	
B2010	Fair	7690451	Exterior Walls, any painted surface, Prep & Paint	10	3	7	6200	SF	\$3.00	\$18.58	\$115,171								\$115,171															\$230,342

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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		
B2020	Fair	7690430	Storefront, Glazing & Framing, Replace	30	15	15	1152	SF	\$55.00	\$340.56	\$392,325																\$392,325						\$392,325		
B2050	Fair	7690442	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	15	15	2	EA	\$11,000.00	\$68,112.00	\$136,224																\$136,224						\$136,224		
B2050	Fair	7690459	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	18	EA	\$1,300.00	\$8,049.60	\$144,893																\$144,893						\$144,893		
B2050	Fair	7702143	Overhead/Dock Door, Aluminum, Fully Glazed, Replace	30	15	15	1	EA	\$10,000.00	\$61,920.00	\$61,920																\$61,920						\$61,920		
B3010	Fair	7690414	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	15000	SF	\$17.00	\$105.26	\$1,578,960								\$1,578,960														\$1,578,960		
B3020	Fair	7690478	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	260	LF	\$9.00	\$55.73	\$14,489								\$14,489														\$14,489		
B3060	Fair	7690471	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	30	EA	\$1,300.00	\$8,049.60	\$241,488																\$241,488						\$241,488		
B3060	Fair	7690469	Roof Skylight, per SF of glazing, Replace	30	15	15	320	SF	\$50.00	\$309.60	\$99,072																\$99,072						\$99,072		
B3060	Fair	7690399	Roof Hatch, Metal, Replace	30	15	15	2	EA	\$1,300.00	\$8,049.60	\$16,099																\$16,099						\$16,099		
C1070	Fair	7690423	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	10000	SF	\$3.50	\$21.67	\$216,720											\$216,720											\$216,720		
C1090	Fair	7690403	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	10	EA	\$750.00	\$4,644.00	\$46,440								\$46,440															\$46,440	
C2010	Fair	7690406	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	576	SF	\$16.00	\$99.07	\$57,065																\$57,065							\$57,065	
C2010	Fair	7690466	Wall Finishes, any surface, Prep & Paint	10	4	6	40000	SF	\$1.50	\$9.29	\$371,520							\$371,520										\$371,520						\$743,040	
C2010	Fair	7701928	Wall Finishes, any surface, Prep & Paint	10	4	6	26951	SF	\$1.50	\$9.29	\$250,321							\$250,321										\$250,321						\$500,642	
C2030	Fair	7693421	Flooring, Wood, Strip, Refinish	10	4	6	3700	SF	\$4.00	\$24.77	\$91,642							\$91,642										\$91,642						\$183,283	
C2030	Fair	7690396	Flooring, Wood, Strip, Refinish	10	3	7	1690	SF	\$4.00	\$24.77	\$41,858								\$41,858										\$41,858						\$83,716
C2030	Fair	7690431	Flooring, Wood, Strip, Replace	30	15	15	3700	SF	\$15.00	\$92.88	\$343,656																\$343,656							\$343,656	
C2030	Fair	7693422	Flooring, Wood, Strip, Replace	30	15	15	1690	SF	\$15.00	\$92.88	\$156,967																\$156,967							\$156,967	
C2030	Fair	7694190	Flooring, Vinyl Tile (VCT), Replace	15	9	6	2000	SF	\$5.00	\$30.96	\$61,920							\$61,920																\$61,920	
C2030	Fair	7690417	Flooring, Carpet, Commercial Standard, Replace	10	3	7	4000	SF	\$7.50	\$46.44	\$185,760								\$185,760										\$185,760						\$371,520
C2050	Fair	7690467	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	2500	SF	\$2.00	\$12.38	\$30,960								\$30,960										\$30,960						\$61,920
D1010	Fair	7690485	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	\$5,000.00	\$30,960.00	\$30,960								\$30,960															\$30,960	
D1010	Fair	7690473	Elevator Cab Finishes, High-End, Replace	20	10	10	1	EA	\$16,000.00	\$99,072.00	\$99,072											\$99,072												\$99,072	
D1010	Fair	7974061	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	30	15	15	1	EA	\$60,000.00	\$371,520.00	\$371,520																\$371,520							\$371,520	
D1010	Fair	7690408	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$17,000.00	\$105,264.00	\$105,264											\$105,264												\$105,264	
D2010	Fair	7690450	Storage Tank, Domestic Water, 80 GAL, Replace	30	10	20	1	EA	\$2,400.00	\$14,860.80	\$14,861																					\$14,861		\$14,861	
D2010	Fair	7690486	Boiler, Gas, Domestic, 120 MBH, Replace	25	15	10	1	EA	\$22,500.00	\$139,320.00	\$139,320											\$139,320												\$139,320	
D2010	Fair	7690422	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,500.00	\$9,288.00	\$9,288								\$9,288															\$9,288	
D2010	Fair	7690405	Toilet, Commercial Water Closet, Replace	30	15	15	10	EA	\$1,300.00	\$8,049.60	\$80,496																\$80,496							\$80,496	
D2010	Fair	7690426	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	10	EA	\$1,100.00	\$6,811.20	\$68,112																\$68,112							\$68,112	
D2010	Fair	7690436	Urinal, Standard, Replace	30	15	15	4	EA	\$1,100.00	\$6,811.20	\$27,245																\$27,245							\$27,245	
D2010	Fair	7690462	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,200.00	\$7,430.40	\$22,291																\$22,291							\$22,291	
D2010	Fair	7690455	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$800.00	\$4,953.60	\$4,954																					\$4,954		\$4,954	
D2010	Fair	7690395	Sink/Lavatory, Hand Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,400.00	\$8,668.80	\$8,669																					\$8,669		\$8,669	
D3020	Fair	7690458	Boiler, Gas, HVAC, 750 MBH, Replace	30	15	15	1	EA	\$26,200.00	\$162,230.40	\$162,230																\$162,230							\$162,230	
D3030	Fair	7690453	Split System, Air Cooled Condensing Unit, 70 TON, Replace	15	10	5	1	EA	\$78,000.00	\$482,976.00	\$482,976							\$482,976													\$482,976			\$965,952	
D3050	Fair	7690447	Pump, Distribution, HVAC Heating Water, 3 HP, Replace	15	10	5	1	EA	\$5,100.00	\$31,579.20	\$31,579							\$31,579													\$31,579			\$63,158	
D3050	Fair	7702489	Variable Air Volume Unit, VAV Box, 1301 to 2500 CFM, Replace	25	15	10	8	EA	\$9,400.00	\$58,204.80	\$465,638											\$465,638												\$465,638	
D3050	Fair	7702487	Variable Air Volume Unit, VAV Box, 401 to 800 CFM, Replace	25	15	10	18	EA	\$5,500.00	\$34,056.00	\$613,008											\$613,008												\$613,008	
D3050	Fair	7702486	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM, Replace	25	15	10	4	EA	\$6,500.00	\$40,248.00	\$160,992											\$160,992												\$160,992	
D3050	Fair	7702488	Variable Air Volume Unit, VAV Box, 2501 to 5000 CFM, Replace	25	15	10	7	EA	\$13,000.00	\$80,496.00	\$563,472											\$563,472												\$563,472	
D3050	Fair	7690460	Air Handler, Interior AHU, Easy/Moderate Access, 18500 CFM, Replace	30	15	15	1	EA	\$81,000.00	\$501,552.00	\$501,552																\$501,552							\$501,552	
D3060	Fair	7690489	Exhaust Fan, Axial, 212 CFM, Replace	25	15	10	2	EA	\$1,400.00	\$8,668.80	\$17,338											\$17,338												\$17,338	
D3060	Fair	7690428	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM, Replace	25	15	10	1	EA	\$1,400.00	\$8,668.80	\$8,669											\$8,669												\$8,669	
D3060	Fair	7690464	Exhaust Fan, Centrifugal, 15 HP Motor, 25000 CFM, Replace	25	15	10	1	EA	\$26,000.00	\$160,992.00	\$160,992											\$160,992												\$160,992	
D4010	Fair	7690479	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	50389	SF	\$1.07	\$6.63	\$333,849											\$333,849												\$333,849	
D4010	Fair	7690492	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	4	LF	\$400.00	\$2,476.80	\$9,907							\$9,907																\$9,907	
D5010	Fair	7690488	Uninterruptible Power Supply, UPS, Emergency Lighting, Replace	15	7	8	1	EA	\$9,600.00	\$59,443.20	\$59,443											\$59,443												\$59,443	
D5020	Fair	7690456	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$7,600.00	\$47,059.20	\$47,059																\$47,059							\$47,059	
D5020	Fair	7690474	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	\$6,000.00	\$37,152.00	\$37,152																\$37,152							\$37,152	
D5030	Fair	7690429	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	14	6	1	EA	\$8,800.00	\$54,489.60	\$54,490							\$54,490																\$54,490	
D5030	Fair	7690416	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	14	6	1	EA	\$10,000.00	\$61,920.00	\$61,920							\$61,920																\$61,920	
D5030	Fair	7690393	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	13	7	1	EA	\$10,000.00	\$61,920.00	\$61,920																								

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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
D5040	Fair	7690394	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W, Replace	20	13	7	6	EA	\$600.00	\$3,715.20	\$22,291								\$22,291														\$22,291
D5040	Fair	7701929	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	50389	SF	\$4.50	\$27.86	\$1,404,039								\$1,404,039														\$1,404,039
D7030	Fair	7690449	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	50389	SF	\$2.00	\$12.38	\$624,017								\$624,017														\$624,017
D7050	Poor	7690441	Fire Alarm Panel, Fully Addressable, Replace	15	15	0	1	EA	\$15,000.00	\$92,880.00	\$92,880	\$92,880															\$92,880						\$185,760
D7050	Fair	7974069	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	13	7	50389	SF	\$3.00	\$18.58	\$936,026								\$936,026														\$936,026
D8010	Fair	7690439	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	20459	SF	\$2.50	\$15.48	\$316,705						\$316,705														\$316,705		\$633,411
E1030	Poor	7702493	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	15	0	1	EA	\$3,300.00	\$20,433.60	\$20,434	\$20,434															\$20,434						\$40,867
E1030	Fair	7690427	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$28,483.20	\$28,483						\$28,483														\$28,483		\$56,966
E1030	Fair	7690461	Foodservice Equipment, Food Warmer, On Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$10,526.40	\$10,526						\$10,526														\$10,526		\$21,053
E1030	Fair	7690444	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$28,483.20	\$28,483						\$28,483														\$28,483		\$56,966
E1030	Fair	7690421	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$41,486.40	\$41,486							\$41,486															\$41,486
E1030	Fair	7690433	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	8	7	1	EA	\$4,500.00	\$27,864.00	\$27,864								\$27,864														\$27,864
E1030	Fair	7690468	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	2	EA	\$2,100.00	\$13,003.20	\$26,006																\$26,006						\$26,006
E1030	Fair	7690402	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	\$1,600.00	\$9,907.20	\$9,907																\$9,907						\$9,907
E2010	Fair	7690484	Casework, Cabinetry, Standard, Replace	20	10	10	95	LF	\$300.00	\$1,857.60	\$176,472										\$176,472												\$176,472
Totals, Unescalated												\$113,314	\$0	\$0	\$0	\$0	\$898,753	\$943,206	\$5,208,559	\$59,443	\$0	\$3,060,806	\$0	\$0	\$0	\$0	\$3,116,595	\$713,482	\$373,749	\$0	\$0	\$927,237	\$15,415,143
Totals, Escalated (5.0% inflation, compounded annually)												\$113,314	\$0	\$0	\$0	\$0	\$1,147,062	\$1,263,986	\$7,328,965	\$87,825	\$0	\$4,985,731	\$0	\$0	\$0	\$0	\$6,479,176	\$1,557,443	\$856,640	\$0	\$0	\$2,460,235	\$26,280,376

Laguna Beach Community & Susi Q Center / Site

Uniformat Code	Cond	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	Fair	7690482	DecorativeFountain, Exterior/Site, Replace	15	6	9	1	EA	\$3,600.00	\$22,291.20	\$22,291										\$22,291												\$22,291		
F1020	Fair	7690483	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	650	SF	\$50.00	\$309.60	\$201,240																\$201,240							\$201,240	
G2020	Fair	7690435	Parking Lots, any pavement type, Space or Stall Lines, Pressure Wash & Stripe	10	3	7	72	EA	\$16.00	\$99.07	\$7,133								\$7,133										\$7,133					\$14,266	
G2020	Good	7690419	Vehicular Parking, Lighted Availability Designation, Replace	15	1	14	1	EA	\$9,400.00	\$58,204.80	\$58,205															\$58,205								\$58,205	
G2020	Good	7690411	Parking Lots, Access Control Equipment, Pay Station, Replace	20	5	15	1	EA	\$6,500.00	\$40,248.00	\$40,248																	\$40,248							\$40,248
G2060	Fair	7690487	Trash Receptacle, Portable/Light-Duty, Replace	15	8	7	4	EA	\$400.00	\$2,476.80	\$9,907								\$9,907															\$9,907	
G2060	Fair	7690465	Fences & Gates, Vehicle Gate, Replace	20	13	7	1	EA	\$10,000.00	\$61,920.00	\$61,920								\$61,920															\$61,920	
G2060	Fair	7690415	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	4	EA	\$600.00	\$3,715.20	\$14,861										\$14,861													\$14,861	
G2060	Fair	7690440	Outdoor Chair, Wood/Composite/Fiberglass, Replace	20	10	10	4	EA	\$300.00	\$1,857.60	\$7,430										\$7,430													\$7,430	
G2060	Fair	7690432	Picnic Table, Metal Powder-Coated, Replace	20	10	10	3	EA	\$700.00	\$4,334.40	\$13,003										\$13,003													\$13,003	
G2060	Fair	7690445	Picnic Table & Chair Set (4), Metal, Replace	20	10	10	2	EA	\$700.00	\$4,334.40	\$8,669										\$8,669													\$8,669	
G2060	Fair	7690413	Picnic Table & Chair Set (4), Metal Powder-Coated, Replace	20	10	10	2	EA	\$700.00	\$4,334.40	\$8,669										\$8,669													\$8,669	
G2060	Fair	7690401	Picnic Table & Chairs, Wood/Composite/Fiberglass, Chair Set (2), Replace	20	9	11	3	EA	\$400.00	\$2,476.80	\$7,430											\$7,430												\$7,430	
G2060	Fair	7690410	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	7	EA	\$600.00	\$3,715.20	\$26,006												\$26,006											\$26,006	
G2080	Fair	7690448	Irrigation System, Drip System, Replace	20	13	7	6070	SF	\$3.00	\$18.58	\$112,756								\$112,756															\$112,756	
G4050	Fair	7690443	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	13	7	10	EA	\$1,200.00	\$7,430.40	\$74,304								\$74,304															\$74,304	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,021	\$0	\$22,291	\$52,632	\$7,430	\$26,006	\$0	\$58,205	\$241,488	\$0	\$7,133	\$0	\$0	\$0	\$681,207		
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,318	\$0	\$34,581	\$85,732	\$12,709	\$46,704	\$0	\$115,242	\$502,036	\$0	\$16,349	\$0	\$0	\$0	\$1,187,670		

Laguna Beach Community and Recreation Center / Administration and Elementary School

Uniformat Code	Cond	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		
B2010	Fair	7903923	Exterior Walls, Stucco, Refinish	10	7	3	13650	SF	\$3.82	\$23.65	\$322,869				\$322,869										\$322,869								\$645,739		
B2020	Fair	7644962	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	28	EA	\$950.00	\$5,882.40	\$164,707																\$164,707							\$164,707	
B2050	Fair	7644983	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	8	EA	\$1,300.00	\$8,049.60	\$64,397																\$64,397							\$64,397	
B3010	Fair	7644957	Roofing, Modified Bitumen, Replace	20	15	5	4600	SF	\$10.00	\$61.92	\$284,832						\$284,832																	\$284,832	
B3020	Fair	7644974	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	520	LF	\$9.00	\$55.73	\$28,979						\$28,979																	\$28,979	
B3060	Fair	7644958	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050							\$8,050	
B3060	Fair	7644963	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050							\$8,050	
C1070	Fair	7644985	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	20250	SF	\$3.50	\$21.67	\$438,858											\$438,858												\$438,858	
C1090	Fair	7645020	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	12	EA	\$750.00	\$4,644.00	\$55,728						\$55,728																	\$55,728	
C2010	Good	7644994	Wall Finishes, any surface, Prep & Paint	10	1	9	36420	SF	\$1.50	\$9.29	\$338,269										\$338,269									\$338,269				\$676,538	
C2030	Fair	7644988	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	500	SF	\$9.00	\$55.73	\$27,864						\$27,864										\$27,864							\$55,728	
C2030	Fair	7645005	Flooring, Vinyl Tile (VCT), Replace	15	12	3	15000	SF	\$5.00	\$30.96	\$464,400				\$464,400															\$464,400				\$928,800	
C2030	Good	7644977	Flooring, Carpet, Commercial Standard, Replace	10	1	9	5000	SF	\$7.50	\$46.44	\$232,200										\$232,200										\$232,200			\$464,400	
C2050	Good	7644992	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	1200	SF	\$2.00	\$12.38	\$14,861										\$14,861										\$14,861			\$29,722	
D1010	Fair	7904055	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$55,728.00	\$55,728					\$55,728																\$55,728			\$111,456

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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			
D1010	Fair	7645018	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$30,960.00	\$30,960						\$30,960																\$30,960			
D1010	Fair	7904054	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	15	15	1	EA	\$55,000.00	\$340,560.00	\$340,560																\$340,560							\$340,560		
D2010	Fair	7904057	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$900.00	\$5,572.80	\$5,573				\$5,573																\$5,573			\$11,146		
D2010	Fair	7644998	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	6	EA	\$1,200.00	\$7,430.40	\$44,582								\$44,582															\$44,582		
D2010	Fair	7644964	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	10	EA	\$1,200.00	\$7,430.40	\$74,304																\$74,304							\$74,304		
D2010	Fair	7644961	Sink/Lavatory, Wall-Hung, Replace	30	15	15	12	EA	\$1,700.00	\$10,526.40	\$126,317																\$126,317							\$126,317		
D2010	Fair	7644991	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	4	EA	\$1,100.00	\$6,811.20	\$27,245																\$27,245							\$27,245		
D2010	Fair	7644997	Urinal, Standard, Replace	30	15	15	3	EA	\$1,100.00	\$6,811.20	\$20,434																\$20,434							\$20,434		
D2010	Fair	7644993	Toilet, Commercial Water Closet, Replace	30	15	15	17	EA	\$1,300.00	\$8,049.60	\$136,843																\$136,843							\$136,843		
D3020	Fair	7644979	Fireplace, Natural Gas, 40 MBH, Replace	30	15	15	1	EA	\$5,500.00	\$34,056.00	\$34,056																	\$34,056							\$34,056	
D3030	Fair	7645008	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$5,200.00	\$32,198.40	\$32,198				\$32,198																\$32,198				\$64,397	
D3030	Fair	7645012	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,100.00	\$43,963.20	\$43,963				\$43,963																\$43,963				\$87,926	
D3030	Fair	7644967	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768																\$24,768				\$49,536	
D3030	Fair	7645021	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768																\$24,768				\$49,536	
D3050	Fair	7644956	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																		\$55,728	
D3050	Fair	7644981	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																		\$55,728	
D3050	Fair	7645002	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																		\$55,728	
D3050	Fair	7644986	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																		\$55,728	
D3050	Fair	7903922	HVAC System, Ductwork, Medium Density, Replace	30	15	15	21424	SF	\$4.00	\$24.77	\$530,630																	\$530,630								\$530,630
D3060	Fair	7645019	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	3	EA	\$1,400.00	\$8,668.80	\$26,006											\$26,006													\$26,006	
D4010	Fair	7645022	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	21424	SF	\$1.07	\$6.63	\$141,943											\$141,943													\$141,943	
D5020	Fair	7904759	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	3	EA	\$6,000.00	\$37,152.00	\$111,456																	\$111,456								\$111,456
D5040	Fair	7644955	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	12	EA	\$250.00	\$1,548.00	\$18,576						\$18,576																		\$18,576	
D5040	Fair	7644966	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	21424	SF	\$4.50	\$27.86	\$596,958						\$596,958																		\$596,958	
D7050	Fair	7644980	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	\$4,000.00	\$24,768.00	\$24,768									\$24,768															\$24,768	
D7050	Fair	7645011	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	21424	SF	\$3.00	\$18.58	\$397,972											\$397,972													\$397,972	
D8010	Fair	7903921	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	21424	SF	\$2.50	\$15.48	\$331,644				\$331,644																\$331,644				\$663,287	
E2010	Fair	7645010	Casework, Cabinetry, Standard, Replace	20	15	5	276	LF	\$300.00	\$1,857.60	\$512,698						\$512,698																		\$512,698	
E2010	Fair	7645017	Casework, Cabinetry, Standard, Replace	20	15	5	28	LF	\$300.00	\$1,857.60	\$52,013						\$52,013																		\$52,013	
E2010	Fair	7644982	Casework, Cabinetry, Standard, Replace	20	15	5	12	LF	\$300.00	\$1,857.60	\$22,291						\$22,291																		\$22,291	
E2010	Fair	7644987	Casework, Cabinetry, Standard, Replace	20	15	5	22	LF	\$300.00	\$1,857.60	\$40,867						\$40,867																		\$40,867	
E2010	Fair	7645016	Casework, Cabinetry, Standard, Replace	20	15	5	74	LF	\$300.00	\$1,857.60	\$137,462						\$137,462																		\$137,462	
E2010	Fair	7644990	Casework, Cabinetry, Standard, Replace	20	15	5	32	LF	\$300.00	\$1,857.60	\$59,443						\$59,443																		\$59,443	
E2010	Fair	7644973	Casework, Cabinetry, Standard, Replace	20	15	5	12	LF	\$300.00	\$1,857.60	\$22,291						\$22,291																		\$22,291	
E2010	Fair	7644989	Casework, Cabinetry, Standard, Replace	20	15	5	16	LF	\$300.00	\$1,857.60	\$29,722						\$29,722																		\$29,722	
E2010	Fair	7644995	Casework, Cabinetry, Standard, Replace	20	15	5	22	LF	\$300.00	\$1,857.60	\$40,867						\$40,867																		\$40,867	
E2050	Good	7644978	Office Furniture & Cubicles, Budgetary Upgrade, Mid-Range, Replace	10	3	7	2500	SF	\$20.00	\$123.84	\$309,600								\$309,600										\$309,600							\$619,200
Totals, Unescalated												\$0	\$0	\$0	\$1,250,183	\$55,728	\$2,184,463	\$0	\$354,182	\$24,768	\$585,330	\$1,004,780	\$0	\$0	\$322,869	\$0	\$1,674,911	\$0	\$309,600	\$927,314	\$641,058	\$0	\$9,335,187			
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$1,447,244	\$67,738	\$2,787,990	\$0	\$498,370	\$36,594	\$908,039	\$1,636,681	\$0	\$0	\$608,819	\$0	\$3,482,020	\$0	\$709,609	\$2,231,692	\$1,619,921	\$0	\$16,034,715			

Laguna Beach Community and Recreation Center / Chapel

Uniformat Code	Cond	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		
B2010	Fair	7645024	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	7	3	2325	SF	\$3.82	\$23.65	\$54,994				\$54,994										\$54,994									\$109,988	
B2020	Fair	7645036	Window, Historical, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	5	EA	\$950.00	\$12,722.40	\$63,612																\$63,612								\$63,612
B2020	Fair	7645027	Glazing, any type by SF, Replace	30	15	15	140	SF	\$55.00	\$736.56	\$103,118																\$103,118								\$103,118
B2050	Fair	7645025	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	30	15	15	2	EA	\$1,500.00	\$20,088.00	\$40,176																\$40,176								\$40,176
B2050	Fair	7645037	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	2	EA	\$1,300.00	\$8,049.60	\$16,099																\$16,099								\$16,099
C1070	Fair	7645044	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	58	SF	\$3.50	\$21.67	\$1,257														\$1,257										\$1,257
C2010	Good	7645039	Wall Finishes, any surface, Prep & Paint	10	7	3	2600	SF	\$1.50	\$9.29	\$24,149				\$24,149										\$24,149										\$48,298
C2050	Fair	7645042	Ceiling Finishes, Wood Paneling, Replace	30	15	15	1058	SF	\$14.00	\$86.69	\$91,716																\$91,716								\$91,716
D2010	Fair	7645029	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,200.00	\$7,430.40	\$14,861																\$14,861								\$14,861
D3030	Fair	7645038	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	10	5	1	EA	\$5,200.00	\$32,198.40	\$32,198						\$32,198														\$32,198				\$64,397
D3030	Fair	7645035	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	10	5	1	EA	\$5,200.00	\$32,198.40	\$32,198						\$32,198														\$32,198				\$64,397
D4010	Fair	7645023	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	1058	SF	\$1.07	\$6.63	\$7,010											\$7,010													\$7,010
D5020	Fair	7904903	Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	\$2,000.00	\$12,384.00	\$12,384																\$12,384								\$12,384
D5040	Fair	7645033	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	2	EA	\$250.00	\$1,548.00	\$3,096						\$3,096																		\$3,096

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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
D5040	Fair	7645041	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	1058	SF	\$4.50	\$27.86	\$29,480						\$29,480																\$29,480
D7050	Fair	7645032	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	1058	SF	\$3.00	\$18.58	\$19,653						\$19,653																\$19,653
D8010	Fair	7904905	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	1058	SF	\$2.50	\$15.48	\$16,378				\$16,378															\$16,378			\$32,756
E2010	Fair	7645031	Casework, Cabinetry, Standard, Replace	20	15	5	4	LF	\$300.00	\$1,857.60	\$7,430						\$7,430																\$7,430
E2010	Fair	7645028	Casework, Cabinetry, Standard, Replace	20	15	5	4	LF	\$300.00	\$1,857.60	\$7,430						\$7,430																\$7,430
Totals, Unescalated												\$0	\$0	\$0	\$95,521	\$0	\$131,487	\$0	\$0	\$0	\$0	\$7,010	\$0	\$0	\$80,400	\$0	\$341,966	\$0	\$0	\$16,378	\$0	\$64,397	\$737,159
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$110,577	\$0	\$167,815	\$0	\$0	\$0	\$0	\$11,418	\$0	\$0	\$151,606	\$0	\$710,923	\$0	\$0	\$39,415	\$0	\$170,864	\$1,362,619

Laguna Beach Community and Recreation Center / Field Restroom

Uniformat Code	Cond	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
B2010	Fair	7904907	Exterior Walls, Stucco, Refinish	10	7	3	2090	SF	\$3.82	\$23.65	\$49,436				\$49,436										\$49,436								\$98,871
B3010	Fair	7905007	Roofing, Concrete Coating	10	7	3	210	SF	\$1.60	\$9.91	\$2,081				\$2,081										\$2,081								\$4,161
C2010	Fair	7645047	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	211	SF	\$16.00	\$99.07	\$20,904																\$20,904						\$20,904
C2010	Fair	7904911	Wall Finishes, any surface, Prep & Paint	10	7	3	525	SF	\$1.50	\$9.29	\$4,876				\$4,876										\$4,876								\$9,752
C2030	Fair	7645048	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	350	SF	\$1.50	\$9.29	\$3,251				\$3,251										\$3,251								\$6,502
C2050	Fair	7645055	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	350	SF	\$2.00	\$12.38	\$4,334				\$4,334										\$4,334								\$8,669
D1010	Fair	7904909	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$55,728.00	\$55,728				\$55,728															\$55,728			\$111,456
D1010	Fair	7645054	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$30,960.00	\$30,960					\$30,960																	\$30,960
D1010	Fair	7904908	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	15	15	1	EA	\$55,000.00	\$340,560.00	\$340,560															\$340,560							\$340,560
D2010	Fair	7645045	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$7,430.40	\$7,430				\$7,430															\$7,430			\$14,861
D2010	Fair	7645056	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,300.00	\$8,049.60	\$16,099															\$16,099							\$16,099
D2010	Fair	7645046	Urinal, Standard, Replace	30	15	15	2	EA	\$1,100.00	\$6,811.20	\$13,622															\$13,622							\$13,622
D2010	Fair	7645051	Sink/Lavatory, Wall-Hung, Replace	30	15	15	2	EA	\$1,700.00	\$10,526.40	\$21,053															\$21,053							\$21,053
D5020	Fair	7904910	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	15	15	1	EA	\$1,100.00	\$6,811.20	\$6,811															\$6,811							\$6,811
D5040	Fair	7645057	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	350	SF	\$2.10	\$13.00	\$4,551					\$4,551																	\$4,551
D7050	Fair	7645050	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	350	SF	\$3.00	\$18.58	\$6,502					\$6,502																	\$6,502
Totals, Unescalated												\$0	\$0	\$0	\$127,136	\$0	\$42,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,978	\$0	\$419,050	\$0	\$0	\$63,158	\$0	\$0	\$715,335
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$147,176	\$0	\$53,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,639	\$0	\$871,174	\$0	\$0	\$151,998	\$0	\$0	\$1,344,608

Laguna Beach Community and Recreation Center / Gymnasium

Uniformat Code	Cond	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 Repa
B2010	Fair	7645066	Exterior Walls, Stucco, Replace	10	7	3	11875	SF	\$3.82	\$23.65	\$280,885				\$280,885										\$280,885								
B2020	Fair	7645062	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	17	EA	\$650.00	\$4,024.80	\$68,422																\$68,422						
B2020	Fair	7906205	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	\$1,200.00	\$7,430.40	\$7,430						\$7,430																
B3010	Fair	7645073	Roofing, Modified Bitumen, Replace	20	17	3	10300	SF	\$10.00	\$61.92	\$637,776				\$637,776																		
B3060	Fair	7645061	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050						
C1010	Fair	7645059	Movable Partition, Room Divider, Basic Fabric, Replace	25	15	10	1320	SF	\$5.00	\$30.96	\$40,867											\$40,867											
C1070	Fair	7645091	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	10400	SF	\$3.50	\$21.67	\$225,389											\$225,389											
C1090	Fair	7645081	Toilet Partitions, Metal, Replace	20	15	5	5	EA	\$850.00	\$5,263.20	\$26,316						\$26,316																
C2010	Fair	7645075	Wall Finishes, any surface, Prep & Paint	10	5	5	17000	SF	\$1.50	\$9.29	\$157,896						\$157,896									\$157,896							
C2030	Fair	7645070	Flooring, Vinyl Tile (VCT), Replace	15	11	4	2000	SF	\$5.00	\$30.96	\$61,920					\$61,920															\$61,920		
C2030	Good	7645067	Flooring, Carpet, Commercial Tile, Replace	10	1	9	2000	SF	\$6.50	\$40.25	\$80,496										\$80,496									\$80,496			
C2030	Fair	7645092	Flooring, Wood, Sports, Refinish	10	5	5	5500	SF	\$5.00	\$30.96	\$170,280						\$170,280										\$170,280						
C2050	Good	7645074	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.00	\$12.38	\$12,384						\$12,384										\$12,384						
D1010	Fair	7645078	Vertical Lift, Wheelchair, 5' Rise, Install	25	15	10	1	EA	\$25,000.00	\$154,800.00	\$154,800											\$154,800											
D2010	Fair	7645068	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$900.00	\$5,572.80	\$5,573				\$5,573															\$5,573			
D2010	Fair	7906219	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	\$1,500.00	\$9,288.00	\$18,576				\$18,576															\$18,576			
D2010	Fair	7906218	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,200.00	\$7,430.40	\$14,861				\$14,861															\$14,861			
D2010	Fair	7645095	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,300.00	\$8,049.60	\$48,298																\$48,298						
D2010	Fair	7645093	Urinal, Standard, Replace	30	15	15	2	EA	\$1,100.00	\$6,811.20	\$13,622																\$13,622						
D2010	Fair	7645063	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																\$7,430						
D2010	Fair	7645102	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	4	EA	\$1,100.00	\$6,811.20	\$27,245																\$27,245						
D2010	Fair	7645094	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,400.00	\$8,668.80	\$8,669																					\$8,669	
D3020	Fair	7645100	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	15	5	6	EA	\$4,700.00	\$29,102.40	\$174,614						\$174,614																
D3050	Fair	7645096	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	15	5	1	EA	\$11,000.00	\$68,112.00	\$68,112						\$68,112																
D3050	Fair	7645098	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	15	5	1	EA	\$25,000.00	\$154,800.00	\$154,800						\$154,800																

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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
D3050	Fair	7906216	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	11341	SF	\$6.00	\$37.15	\$421,341																\$421,341						\$421,341
D3060	Fair	7645069	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	15	10	1	EA	\$3,000.00	\$18,576.00	\$18,576											\$18,576											\$18,576
D3060	Fair	7645089	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	15	10	1	EA	\$1,400.00	\$8,668.80	\$8,669											\$8,669											\$8,669
D4010	Fair	7645087	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	11341	SF	\$1.07	\$6.63	\$75,139											\$75,139											\$75,139
D5020	Fair	7906209	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	\$6,000.00	\$37,152.00	\$37,152																\$37,152						\$37,152
D5040	Fair	7645082	Exterior Light, Building-Mounted, any type w/ LED Replacement, 10 to 66 W, Replace	20	15	5	8	EA	\$400.00	\$2,476.80	\$19,814						\$19,814																\$19,814
D5040	Fair	7645080	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	11341	SF	\$4.50	\$27.86	\$316,006						\$316,006																\$316,006
D7030	Fair	7645065	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	11341	SF	\$2.00	\$12.38	\$140,447				\$140,447															\$140,447			\$280,894
D7050	Fair	7906197	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768															\$24,768			\$49,536
D7050	Fair	7645060	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	11341	SF	\$3.00	\$18.58	\$210,670						\$210,670																\$210,670
D8010	Fair	7906213	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	11341	SF	\$2.50	\$15.48	\$175,559				\$175,559															\$175,559			\$351,117
E1040	Fair	7645084	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288										\$9,288						\$18,576
E1070	Fair	7906203	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	200	SF	\$13.00	\$80.50	\$16,099				\$16,099															\$16,099			\$32,198
E1070	Fair	7645076	Basketball Backboard, Ceiling-Mounted, Replace	30	15	15	6	EA	\$7,830.00	\$48,483.36	\$290,900																\$290,900						\$290,900
E2010	Fair	7645090	Casework, Cabinetry, Standard, Replace	20	15	5	55	LF	\$300.00	\$1,857.60	\$102,168						\$102,168																\$102,168
E2010	Fair	7645058	Casework, Cabinetry, Standard, Replace	20	15	5	36	LF	\$300.00	\$1,857.60	\$66,874						\$66,874																\$66,874
E2010	Fair	7645101	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	15	5	150	EA	\$450.00	\$2,786.40	\$417,960						\$417,960																\$417,960
G2050	Fair	7645097	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	\$8,000.00	\$49,536.00	\$49,536											\$49,536											\$49,536
Totals, Unescalated												\$0	\$0	\$0	\$1,314,543	\$61,920	\$1,914,613	\$0	\$0	\$0	\$80,496	\$572,976	\$0	\$0	\$280,885	\$0	\$1,272,307	\$0	\$0	\$395,882	\$142,416	\$8,669	\$6,044,707
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$1,521,748	\$75,264	\$2,443,585	\$0	\$0	\$0	\$124,876	\$933,317	\$0	\$0	\$529,650	\$0	\$2,645,036	\$0	\$0	\$952,738	\$359,878	\$23,001	\$9,609,093

Laguna Beach Community and Recreation Center / Middle School

Uniformat Code	Cond	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			
B2010	Fair	7906257	Exterior Walls, Stucco, Refinish	10	7	3	4250	SF	\$3.82	\$23.65	\$100,527														\$100,527								\$201,054			
B2020	Fair	7906281	Glazing, any type by SF, Replace	30	15	15	60	SF	\$55.00	\$340.56	\$20,434																\$20,434							\$20,434		
B2050	Fair	7645117	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	6	EA	\$1,300.00	\$8,049.60	\$48,298																\$48,298							\$48,298		
B3010	Fair	7645143	Roofing, Modified Bitumen, Replace	20	15	5	2000	SF	\$10.00	\$61.92	\$123,840						\$123,840																	\$123,840		
B3060	Fair	7645136	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050							\$8,050		
C1070	Fair	7645108	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5200	SF	\$3.50	\$21.67	\$112,694											\$112,694												\$112,694		
C1090	Fair	7906288	Toilet Partitions, Metal, Replace	20	15	5	7	EA	\$850.00	\$5,263.20	\$36,842						\$36,842																	\$36,842		
C1090	Fair	7645138	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	15	5	62	LF	\$500.00	\$3,096.00	\$191,952						\$191,952																	\$191,952		
C2010	Fair	7645130	Wall Finishes, any surface, Prep & Paint	10	7	3	9150	SF	\$1.50	\$9.29	\$84,985						\$84,985								\$84,985									\$169,970		
C2030	Fair	7645152	Flooring, Vinyl Tile (VCT), Replace	15	12	3	5200	SF	\$5.00	\$30.96	\$160,992						\$160,992														\$160,992				\$321,984	
C2050	Fair	7645148	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	500	SF	\$2.00	\$12.38	\$6,192						\$6,192									\$6,192									\$12,384	
D2010	Fair	7906274	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$900.00	\$5,572.80	\$5,573						\$5,573														\$5,573				\$11,146	
D2010	Fair	7645137	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,200.00	\$7,430.40	\$14,861						\$14,861														\$14,861				\$29,722	
D2010	Fair	7645121	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	1	EA	\$1,500.00	\$9,288.00	\$9,288							\$9,288																	\$9,288	
D2010	Fair	7645112	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,300.00	\$8,049.60	\$32,198																	\$32,198								\$32,198
D2010	Fair	7645115	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	5	EA	\$1,100.00	\$6,811.20	\$34,056																								\$34,056	
D2010	Fair	7645123	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,200.00	\$7,430.40	\$14,861																								\$14,861	
D2010	Fair	7645126	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	5	EA	\$1,100.00	\$6,811.20	\$34,056																								\$34,056	
D2010	Fair	7645110	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	3	EA	\$1,200.00	\$7,430.40	\$22,291																								\$22,291	
D2010	Fair	7645129	Urinal, Standard, Replace	30	15	15	3	EA	\$1,100.00	\$6,811.20	\$20,434																								\$20,434	
D2010	Fair	7645114	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,400.00	\$8,668.80	\$8,669																						\$8,669			\$8,669
D3050	Fair	7645124	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	15	5	4	EA	\$15,000.00	\$92,880.00	\$371,520							\$371,520																	\$371,520	
D3050	Fair	7645127	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728							\$55,728																	\$55,728	
D3050	Fair	7906278	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	5714	SF	\$6.00	\$37.15	\$212,287																	\$212,287								\$212,287
D3060	Fair	7645122	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	15	10	1	EA	\$2,400.00	\$14,860.80	\$14,861												\$14,861												\$14,861	
D3060	Fair	7645107	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	15	10	4	EA	\$1,400.00	\$8,668.80	\$34,675												\$34,675												\$34,675	
D4010	Fair	7645134	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	5714	SF	\$1.07	\$6.63	\$37,858												\$37,858												\$37,858	
D5020	Fair	7645149	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	\$6,000.00	\$37,152.00	\$37,152																	\$37,152								\$37,152
D5040	Fair	7645128	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	6	EA	\$250.00	\$1,548.00	\$9,288							\$9,288																	\$9,288	
D5040	Fair	7645109	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5714	SF	\$4.50	\$27.86	\$159,215							\$159,215																	\$159,215	
D7030	Fair	7645116	Security/Surveillance System, Full System Installation, Average Density, Install	15	12	3	5714	SF	\$3.00	\$18.58	\$106,143						\$106,143															\$106,143				\$212,287
D7050	Fair	7906269	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768						\$24,768															\$24,768				\$49,536
D7050	Fair	7645147	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	5714	SF	\$3.00	\$18.58	\$106,143							\$106,143																		\$106,143

Replacement Reserves Report



10/15/2024

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
D8010		Fair		7906276	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15		12	3	5714	SF	\$2.50	\$15.48	\$88,453				\$88,453															\$88,453			\$176,905
E1040		Fair		7645131	Ceramics Equipment, Kiln, Replace	20		15	5	1	EA	\$3,200.00	\$19,814.40	\$19,814						\$19,814																\$19,814
E2010		Fair		7645105	Casework, Cabinetry, Standard, Replace	20		15	5	52	LF	\$300.00	\$1,857.60	\$96,595						\$96,595																\$96,595
E2010		Fair		7645135	Casework, Cabinetry, Standard, Replace	20		15	5	32	LF	\$300.00	\$1,857.60	\$59,443						\$59,443																\$59,443
E2010		Fair		7645139	Casework, Cabinetry, Standard, Replace	20		15	5	92	LF	\$300.00	\$1,857.60	\$170,899						\$170,899																\$170,899
E2010		Fair		7645142	Casework, Cabinetry, Standard, Replace	20		15	5	72	LF	\$300.00	\$1,857.60	\$133,747						\$133,747																\$133,747
Totals, Unescalated															\$0	\$0	\$0	\$592,494	\$0	\$1,544,316	\$0	\$0	\$0	\$0	\$200,088	\$0	\$0	\$191,704	\$0	\$484,115	\$0	\$0	\$400,790	\$0	\$8,669	\$3,422,176
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$685,886	\$0	\$1,970,982	\$0	\$0	\$0	\$0	\$325,923	\$0	\$0	\$361,487	\$0	\$1,006,441	\$0	\$0	\$964,548	\$0	\$23,001	\$5,338,267

Laguna Beach Community and Recreation Center / Site

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
D4010		Fair		7645175	Backflow Preventer, Fire Suppression, 6 IN, Replace	30		15	15	1	EA	\$10,500.00	\$65,016.00	\$65,016																\$65,016						\$65,016
D5040		Fair		7645169	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20		15	5	3	EA	\$280.00	\$1,733.76	\$5,201					\$5,201																	\$5,201
F1020		Fair		7645182	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30		15	15	250	SF	\$50.00	\$309.60	\$77,400																\$77,400						\$77,400
F1020		Fair		7645170	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30		15	15	600	SF	\$50.00	\$309.60	\$185,760																\$185,760						\$185,760
F1020		Fair		7645168	Ancillary Building, Steel, Pre-Engineered, Replace	35		15	20	110	SF	\$30.00	\$185.76	\$20,434																			\$20,434			\$20,434
G2020		Fair		7906510	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		2	3	28300	SF	\$0.45	\$2.79	\$78,855				\$78,855					\$78,855				\$78,855						\$78,855			\$315,420
G2020		Fair		7645177	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		15	10	28300	SF	\$3.50	\$21.67	\$613,318										\$613,318												\$613,318
G2030		Fair		7645166	Sidewalk, Brick/Masonry Pavers, Replace	30		15	15	700	SF	\$33.00	\$204.34	\$143,035																\$143,035						\$143,035
G2050		Fair		7906512	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25		15	10	2	EA	\$4,750.00	\$29,412.00	\$58,824										\$58,824												\$58,824
G2050		Fair		7645178	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace	30		15	15	10000	SF	\$45.00	\$278.64	\$2,786,400																\$2,786,400						\$2,786,400
G2050		Fair		7645157	Play Structure, Multipurpose, Small, Replace	20		15	5	5	EA	\$10,000.00	\$61,920.00	\$309,600					\$309,600																	\$309,600
G2050		Fair		7645160	Play Structure, Multipurpose, Medium, Replace	20		15	5	1	EA	\$20,000.00	\$123,840.00	\$123,840					\$123,840																	\$123,840
G2050		Fair		7645155	Play Structure, Multipurpose, Large, Replace	20		15	5	1	EA	\$35,000.00	\$216,720.00	\$216,720					\$216,720																	\$216,720
G2050		Fair		7645184	Playground Surfaces, Rubber, Poured-in-Place, Replace	20		15	5	1700	SF	\$26.00	\$160.99	\$273,686					\$273,686																	\$273,686
G2060		Fair		7645180	Park Bench, Metal Powder-Coated, Replace	20		15	5	12	EA	\$700.00	\$4,334.40	\$52,013					\$52,013																	\$52,013
G2060		Fair		7645164	Flagpole, Metal, Replace	30		15	15	1	EA	\$2,500.00	\$15,480.00	\$15,480																\$15,480						\$15,480
G2080		Fair		7906505	Irrigation System, Control Panel, Replace	15		12	3	2	EA	\$5,000.00	\$30,960.00	\$61,920				\$61,920															\$61,920			\$123,840
G2080		Fair		7645171	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20		15	5	35000	SF	\$1.00	\$6.19	\$216,720					\$216,720																	\$216,720
G4050		Fair		7645185	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace	20		15	5	8	EA	\$4,200.00	\$26,006.40	\$208,051					\$208,051																	\$208,051
Totals, Unescalated															\$0	\$0	\$0	\$140,775	\$0	\$1,405,832	\$0	\$0	\$78,855	\$0	\$672,142	\$0	\$0	\$78,855	\$0	\$3,273,091	\$0	\$0	\$140,775	\$0	\$20,434	\$5,810,759
Totals, Escalated (5.0% inflation, compounded annually)															\$0	\$0	\$0	\$162,965	\$0	\$1,794,237	\$0	\$0	\$116,505	\$0	\$1,094,848	\$0	\$0	\$148,693	\$0	\$6,804,522	\$0	\$0	\$338,792	\$0	\$54,216	\$10,514,778

Lang Park Community Center / Lang Park Community Center

Unif	mat	Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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	
B2010		Fair		7815838	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10		5	5	6150	SF	\$3.82	\$23.65	\$145,469						\$145,469										\$145,469							\$290,937
B2020		Fair		7815843	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20		11	9	1	EA	\$1,200.00	\$7,430.40	\$7,430										\$7,430													\$7,430
B2050		Fair		7815809	Exterior Door, Steel, Standard, Replace	30		14	16	8	EA	\$600.00	\$3,715.20	\$29,722																	\$29,722						\$29,722
B3010		Fair		7815848	Roofing, Modified Bitumen, Replace	20		10	10	8911	SF	\$10.00	\$61.92	\$551,769											\$551,769												\$551,769
B3020		Poor		7815812	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20		20	0	300	LF	\$9.00	\$55.73	\$16,718	\$16,718																			\$16,718			\$33,437
C1030		Fair		7815797	Interior Door, Steel, Standard, Replace	40		24	16	12	EA	\$600.00	\$3,715.20	\$44,582																	\$44,582						\$44,582
C1070		Fair		7815849	Suspended Ceilings, Acoustical Tile (ACT), Replace	25		15	10	7400	SF	\$3.50	\$21.67	\$160,373											\$160,373												\$160,373
C2010		Fair		7815803	Wall Finishes, Ceramic Tile, Replace	40		29	11	500	SF	\$18.00	\$111.46	\$55,728												\$55,728											\$55,728
C2010		Fair		7815804	Wall Finishes, Fabric, Replace	15		11	4	200	SF	\$2.00	\$12.38	\$2,477					\$2,477															\$2,477			\$4,954
C2010		Fair		7815789	Wall Finishes, any surface, Prep & Paint	10		6	4	14703	SF	\$1.50	\$9.29	\$136,561					\$136,561										\$136,561								\$273,123
C2030		Fair		7815837	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10		5	5	1500	SF	\$9.00	\$55.73	\$83,592						\$83,592											\$83,592						\$167,184
C2030		Fair		7815857	Flooring, Ceramic Tile, Replace	40		29	11	550	SF	\$18.00	\$111.46	\$61,301												\$61,301											\$61,301
C2030		Fair		7815825	Flooring, Vinyl Tile (VCT), Replace	15		11	4	2900	SF	\$5.00	\$30.96	\$89,784					\$89,784															\$89,784			\$179,568
C2030		Fair		7815817	Flooring, Maple Sports Floor, Refinish	10		5	5	4000	SF	\$5.00	\$30.96	\$123,840						\$123,840											\$123,840						\$247,680
C2050		Fair		7815840	Ceiling Finishes, any flat surface, Prep & Paint	10		6	4	1500	SF	\$2.00	\$12.38	\$18,576					\$18,576										\$18,576								\$37,152
D2010		Poor		7815813	Water Heater, Gas, Residential, Replace	15		15	0	1	EA	\$1,300.00	\$8,049.60	\$8,050	\$8,050																\$8,050						\$16,099
D2010		Fair		7815855	Water Heater, Gas, Residential, Replace	15		11	4	1	EA	\$1,300.00	\$8,049.60	\$8,050					\$8,050															\$8,050			\$16,099
D2010		Fair		7815858	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40		29	11	8911	SF	\$5.00	\$30.96	\$275,885												\$275,885											\$275,885
D2010		Poor		7815810	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15		14	1	1	EA	\$1,200.00	\$7,430.40	\$7,430		\$7,430															\$7,430						\$14,861
D2010		Fair		7815824	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30		25	5	5	EA	\$1,100.00	\$6,811.20	\$34,056						\$34,056																	\$34,056
D2010		Fair		7815794	Urinal, Standard, Replace	30		24	6	2	EA	\$1,100.00	\$6,811.20	\$13,622							\$13,622																\$13,622

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	Fair	7815831	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$800.00	\$4,953.60	\$4,954							\$4,954															\$4,954
D2010	Fair	7815816	Toilet, Commercial Water Closet, Replace	30	24	6	5	EA	\$1,300.00	\$8,049.60	\$40,248							\$40,248															\$40,248
D2010	Fair	7815815	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	1	EA	\$1,200.00	\$7,430.40	\$7,430																				\$7,430		\$7,430
D3020	Fair	7815793	Furnace, Gas, Replace	20	10	10	1	EA	\$4,200.00	\$26,006.40	\$26,006											\$26,006											\$26,006
D3020	Fair	7815852	Furnace, Gas, Replace	20	10	10	1	EA	\$4,200.00	\$26,006.40	\$26,006											\$26,006											\$26,006
D3020	Fair	7815805	Furnace, Gas, Replace	20	8	12	1	EA	\$6,200.00	\$38,390.40	\$38,390												\$38,390										\$38,390
D3030	Fair	7815798	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963									\$43,963													\$43,963
D3030	Fair	7902433	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963									\$43,963													\$43,963
D3030	Fair	7902435	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963									\$43,963													\$43,963
D3060	Fair	7815821	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$8,668.80	\$8,669				\$8,669																		\$8,669
D3060	Fair	7815839	Supplemental Components, Hand Dryer, Restroom, Replace	10	8	2	2	EA	\$1,600.00	\$9,907.20	\$19,814			\$19,814									\$19,814										\$39,629
D5020	Fair	7815833	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$120,000.00	\$743,040.00	\$743,040												\$743,040										\$743,040
D5030	Fair	7815851	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	8911	SF	\$2.50	\$15.48	\$137,942												\$137,942										\$137,942
D5040	Fair	7815819	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	11	EA	\$600.00	\$3,715.20	\$40,867							\$40,867															\$40,867
D5040	Fair	7815814	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8911	SF	\$4.50	\$27.86	\$248,296											\$248,296											\$248,296
D7050	Fair	7902470	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768															\$24,768			\$49,536
D7050	Fair	7815801	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	8911	SF	\$2.00	\$12.38	\$110,354				\$110,354																		\$110,354
D8010	Fair	7902440	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	8911	SF	\$2.50	\$15.48	\$137,942									\$137,942													\$137,942
E2010	Fair	7815823	Casework, Countertop, Ceramic Tile, Replace	30	25	5	16	LF	\$100.00	\$619.20	\$9,907						\$9,907																\$9,907
E2010	Fair	7815836	Casework, Cabinetry, Standard, Replace	20	7	13	14	LF	\$300.00	\$1,857.60	\$26,006													\$26,006									\$26,006
Totals, Unescalated												\$24,768	\$7,430	\$19,814	\$143,791	\$255,448	\$396,864	\$99,691	\$0	\$269,832	\$7,430	\$1,012,451	\$1,273,896	\$58,205	\$26,006	\$155,137	\$360,950	\$81,734	\$0	\$24,768	\$107,741	\$16,718	\$4,342,676
Totals, Escalated (5.0% inflation, compounded annually)												\$24,768	\$7,802	\$21,845	\$166,456	\$310,498	\$506,510	\$133,596	\$0	\$398,665	\$11,527	\$1,649,176	\$2,178,794	\$104,527	\$49,039	\$307,162	\$750,390	\$178,416	\$0	\$59,607	\$272,256	\$44,359	\$7,175,392

Lang Park Community Center / Site

Uniformat Code	Cond	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	Fair	7815791	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	11	4	1	EA	\$1,500.00	\$9,288.00	\$9,288					\$9,288															\$9,288			\$18,576	
F1020	Fair	7815845	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	75	SF	\$25.00	\$154.80	\$11,610																\$11,610							\$11,610	
G2030	Fair	7815811	Sidewalk, Asphalt, Replace	25	15	10	8300	SF	\$5.50	\$34.06	\$282,665											\$282,665												\$282,665	
G2030	Fair	7815792	Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	950	SF	\$33.00	\$204.34	\$194,119																				\$194,119			\$194,119	
G2050	Fair	7815832	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	5	5	1900	SF	\$4.50	\$27.86	\$52,942					\$52,942											\$52,942							\$105,883	
G2050	Good	7815844	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	2	8	6600	SF	\$4.50	\$27.86	\$183,902								\$183,902												\$183,902				\$367,805
G2050	Fair	7815822	Playfield Surfaces, Sand, 6" Depth, Replace	20	10	10	1800	SF	\$1.60	\$9.91	\$17,833											\$17,833												\$17,833	
G2050	Fair	7815828	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	\$2,500.00	\$15,480.00	\$15,480											\$15,480												\$15,480	
G2050	Fair	7815850	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$123,840.00	\$123,840											\$123,840												\$123,840	
G2050	Fair	7815846	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	2400	SF	\$26.00	\$160.99	\$386,381											\$386,381												\$386,381	
G2050	Fair	7815834	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$123,840.00	\$123,840											\$123,840												\$123,840	
G2060	Fair	7815842	Bike Rack, Fixed 1-5 Bikes, Replace	20	11	9	1	EA	\$600.00	\$3,715.20	\$3,715										\$3,715													\$3,715	
G2060	Fair	7815835	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$4,334.40	\$4,334											\$4,334												\$4,334	
G2060	Fair	7815788	Park Bench, Precast Concrete, Replace	25	10	15	5	EA	\$1,000.00	\$6,192.00	\$30,960																\$30,960							\$30,960	
G2060	Fair	7815853	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1400	LF	\$21.00	\$130.03	\$182,045																					\$182,045			\$182,045
G2060	Fair	7815796	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	335	LF	\$25.00	\$154.80	\$51,858																					\$51,858			\$51,858
G2060	Fair	7815827	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	10	10	1	EA	\$200.00	\$1,238.40	\$1,238											\$1,238												\$1,238	
G2060	Fair	7815854	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288												\$9,288	
G2060	Fair	7815795	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	400	SF	\$60.00	\$371.52	\$148,608																					\$148,608			\$148,608
G2060	Fair	7815820	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	1800	SF	\$60.00	\$371.52	\$668,736																					\$668,736			\$668,736
G2060	Fair	7815800	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	30	LF	\$160.00	\$990.72	\$29,722																					\$29,722			\$29,722
G2080	Fair	7815830	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	10	10	70000	SF	\$0.80	\$4.95	\$346,752											\$346,752												\$346,752	
G2080	Fair	7815807	Irrigation System, Control Panel, Replace	15	5	10	1	EA	\$5,000.00	\$30,960.00	\$30,960											\$30,960												\$30,960	
G4050	Fair	7815790	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	3	EA	\$900.00	\$5,572.80	\$16,718											\$16,718												\$16,718	
G4050	Fair	7815787	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	10	10	2	EA	\$4,000.00	\$24,768.00	\$49,536											\$49,536												\$49,536	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$9,288	\$52,942	\$0	\$0	\$183,902	\$3,715	\$1,408,866	\$0	\$0	\$0	\$0	\$95,512	\$0	\$0	\$183,902	\$9,288	\$1,275,088	\$3,222,503		
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$11,290	\$67,568	\$0	\$0	\$271,708	\$5,763	\$2,294,894	\$0	\$0	\$0	\$0	\$198,562	\$0	\$0	\$442,583	\$23,470	\$3,383,187	\$6,699,025		

Lifeguard Headquarters camp / Lifeguard Headquarters

Uniformat Code	Cond	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	204
----------------	------	----	------------------	----------------	------	-----	----------	------	-----------	-------------	----------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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
B2020	Fair	7637018	Glazing, any type by SF, Replace	30	10	20	750	SF	\$55.00	\$340.56	\$255,420																					\$255,420	\$255,420
B2050	Fair	7637050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	1	EA	\$1,300.00	\$8,049.60	\$8,050																					\$8,050	\$8,050
B3010	Fair	7637041	Roofing, Green w/ Hot-Applied Rubberized Asphalt, Replace	20	10	10	2775	SF	\$15.00	\$92.88	\$257,742										\$257,742												\$257,742
B3060	Fair	7637004	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	8	EA	\$1,300.00	\$8,049.60	\$64,397																					\$64,397	\$64,397
C1070	Fair	7637057	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	5500	SF	\$3.50	\$21.67	\$119,196																\$119,196						\$119,196
C1090	Fair	7637051	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	10	10	50	LF	\$500.00	\$3,096.00	\$154,800										\$154,800												\$154,800
C1090	Fair	7637063	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	10	10	10	LF	\$500.00	\$3,096.00	\$30,960										\$30,960												\$30,960
C2010	Fair	7637060	Wall Finishes, any surface, Prep & Paint	10	5	5	9000	SF	\$1.50	\$9.29	\$83,592						\$83,592											\$83,592					\$83,592
C2030	Fair	7637002	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	5000	SF	\$1.50	\$9.29	\$46,440						\$46,440											\$46,440					\$46,440
C2030	Fair	7637066	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	500	SF	\$9.00	\$55.73	\$27,864						\$27,864											\$27,864					\$27,864
C2050	Fair	7884970	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	200	SF	\$2.00	\$12.38	\$2,477						\$2,477										\$2,477						\$2,477
D1010	Fair	7885036	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728															\$55,728	\$111,456
D1010	Fair	7637043	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,000.00	\$30,960.00	\$30,960										\$30,960												\$30,960
D1010	Fair	7885035	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	10	20	1	EA	\$55,000.00	\$340,560.00	\$340,560																					\$340,560	\$340,560
D2010	Fair	7885531	Water Heater, Gas, High-Efficiency Condensing Style, 53 to 70 GAL., Replace	15	10	5	1	EA	\$14,000.00	\$86,688.00	\$86,688						\$86,688															\$86,688	\$173,376
D2010	Fair	7637052	Backflow Preventer, Domestic Water, 4 IN, Replace	30	10	20	1	EA	\$6,600.00	\$40,867.20	\$40,867																					\$40,867	\$40,867
D2010	Fair	7637021	Shower, Ceramic Tile, Replace	30	10	20	3	EA	\$2,500.00	\$15,480.00	\$46,440																					\$46,440	\$46,440
D2010	Fair	7637034	Toilet, Commercial Water Closet, Replace	30	10	20	3	EA	\$1,300.00	\$8,049.60	\$24,149																					\$24,149	\$24,149
D2010	Fair	7637055	Sink/Lavatory, Wall-Hung, Replace	30	10	20	1	EA	\$1,700.00	\$10,526.40	\$10,526																					\$10,526	\$10,526
D2010	Fair	7637028	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	10	20	2	EA	\$1,100.00	\$6,811.20	\$13,622																					\$13,622	\$13,622
D2010	Fair	7637020	Sink/Lavatory, Wall-Hung, Replace	30	10	20	3	EA	\$1,700.00	\$10,526.40	\$31,579																					\$31,579	\$31,579
D2010	Fair	7637049	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	10	20	1	EA	\$1,200.00	\$7,430.40	\$7,430																					\$7,430	\$7,430
D2020	Fair	7637010	Pump, Sewage Ejector, Duplex, 1 HP, Replace	25	7	18	3	EA	\$7,880.00	\$48,792.96	\$146,379																					\$146,379	\$146,379
D3030	Fair	7637000	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	10	5	1	EA	\$7,100.00	\$43,963.20	\$43,963						\$43,963															\$43,963	\$87,926
D3030	Fair	7637023	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	10	5	1	EA	\$5,200.00	\$32,198.40	\$32,198						\$32,198															\$32,198	\$64,397
D3030	Fair	7637038	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	7	8	1	EA	\$3,500.00	\$21,672.00	\$21,672									\$21,672													\$21,672
D3030	Fair	7636999	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	7	8	1	EA	\$4,800.00	\$29,721.60	\$29,722									\$29,722													\$29,722
D3050	Fair	7637065	Variable Air Volume Unit, VAV Box, 401 to 800 CFM, Replace	25	10	15	16	EA	\$5,500.00	\$34,056.00	\$544,896																	\$544,896					\$544,896
D4010	Fair	7637054	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	6000	SF	\$1.07	\$6.63	\$39,753																					\$39,753	\$39,753
D5010	Fair	7637019	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	32	EA	\$1,800.00	\$11,145.60	\$356,659										\$356,659												\$356,659
D5020	Fair	7637064	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	10	20	1	EA	\$10,000.00	\$61,920.00	\$61,920																					\$61,920	\$61,920
D5020	Fair	7637059	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	10	20	1	EA	\$6,700.00	\$41,486.40	\$41,486																					\$41,486	\$41,486
D5020	Fair	7891083	Distribution Panel, 120/208 V, 400 AMP, Replace	30	10	20	1	EA	\$6,000.00	\$37,152.00	\$37,152																					\$37,152	\$37,152
D5040	Fair	7637056	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6000	SF	\$4.50	\$27.86	\$167,184										\$167,184												\$167,184
D7030	Fair	7636997	Security/Surveillance System, Full System Installation, Average Density, Install	15	7	8	6000	SF	\$3.00	\$18.58	\$111,456									\$111,456													\$111,456
D7050	Fair	7637040	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880										\$92,880												\$92,880
D7050	Fair	7637037	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	6000	SF	\$3.00	\$18.58	\$111,456											\$111,456											\$111,456
E1060	Fair	7637016	Residential Appliances, Garbage Disposal, Replace	10	5	5	1	EA	\$270.00	\$1,671.84	\$1,672						\$1,672											\$1,672					\$1,672
E2010	Fair	7637006	Casework, Countertop, Plastic Laminate, Replace	15	7	8	8	LF	\$50.00	\$309.60	\$2,477										\$2,477												\$2,477
E2010	Fair	7637022	Casework, Countertop, Plastic Laminate, Replace	15	7	8	56	LF	\$50.00	\$309.60	\$17,333																						

Lifeguard Headquarters camp / Site

Uniformat Code	Cond	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	Fair	7637036	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	10	5	1	EA	\$3,600.00	\$22,291.20	\$22,291						\$22,291															\$22,291	\$44,582
D2010	Fair	7636994	Shower, Valves & Heads, Single Showerhead, Replace	30	10	20	2	EA	\$800.00	\$4,953.60	\$9,907																					\$9,907	\$9,907
G2030	Fair	7637027	Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	2500	SF	\$33.00	\$204.34	\$510,840																					\$510,840	\$510,840
G2080	Fair	7637042	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	10	10	7280	SF	\$0.80	\$4.95	\$36,062											\$36,062											\$36,062

Lost Pier Cafe / Lost Pier Cafe

Format	Code	Cond	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
B2010	Poor	7701877	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint		10	10	0	2000	SF	\$3.00	\$18.58	\$37,152	\$37,152										\$37,152									\$37,152	\$111,456	
B2020	Fair	7701921	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	16	14	2	EA	\$950.00	\$5,882.40	\$11,765															\$11,765							\$11,765
B2020	Fair	7701870	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace		30	16	14	4	EA	\$600.00	\$3,715.20	\$14,861															\$14,861							\$14,861
B2020	Fair	7701894	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace		20	15	5	3	EA	\$2,000.00	\$12,384.00	\$37,152						\$37,152																\$37,152
B2070	Poor	7701914	Louvers, Aluminum, Replace		40	40	0	17	EA	\$970.00	\$6,006.24	\$102,106	\$102,106																					\$102,106
B3010	Fair	7701880	Roofing, Modified Bitumen, Replace		20	15	5	200	SF	\$10.00	\$61.92	\$12,384						\$12,384																\$12,384
B3060	Fair	7701864	Roof Hatch, Metal, Replace		30	16	14	1	EA	\$1,300.00	\$8,049.60	\$8,050															\$8,050							\$8,050
C1030	Poor	7701879	Interior Door, Wood, Solid-Core, Replace		40	40	0	2	EA	\$700.00	\$4,334.40	\$8,669	\$8,669																					\$8,669
C1030	Poor	7701904	Door Hardware, Office, per Door, Replace		30	30	0	2	EA	\$350.00	\$2,167.20	\$4,334	\$4,334																					\$4,334
C2010	Fair	7701926	Wall Finishes, Laminated Paneling (FRP), Replace		30	16	14	3400	SF	\$16.00	\$99.07	\$336,845															\$336,845							\$336,845
C2030	Fair	7701895	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	7	3	300	SF	\$1.50	\$9.29	\$2,786				\$2,786										\$2,786								\$5,573
C2050	Fair	7701923	Ceiling Finishes, any flat surface, Prep & Paint		10	6	4	1700	SF	\$2.00	\$12.38	\$21,053					\$21,053										\$21,053							\$42,106
D2010	Fair	7701905	Water Heater, Electric, Commercial (12 kW), Replace		20	6	14	1	EA	\$12,400.00	\$76,780.80	\$76,781															\$76,781							\$76,781
D2010	Poor	7701875	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	40	0	1700	SF	\$11.00	\$68.11	\$115,790	\$115,790																					\$115,790
D2010	Fair	7701887	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	12	3	1	EA	\$1,200.00	\$7,430.40	\$7,430				\$7,430															\$7,430			\$14,861
D2010	Fair	7701859	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	16	14	4	EA	\$1,700.00	\$10,526.40	\$42,106															\$42,106							\$42,106
D2010	Fair	7701881	Toilet, Commercial Water Closet, Replace		30	16	14	10	EA	\$1,300.00	\$8,049.60	\$80,496															\$80,496							\$80,496
D2010	Fair	7701918	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	16	14	1	EA	\$1,500.00	\$9,288.00	\$9,288															\$9,288							\$9,288
D2010	Fair	7701896	Toilet, Commercial Water Closet, Replace		30	16	14	1	EA	\$1,300.00	\$8,049.60	\$8,050															\$8,050							\$8,050
D2010	Fair	7701858	Sink/Lavatory, Service Sink, Floor, Replace		35	16	19	2	EA	\$800.00	\$4,953.60	\$9,907																			\$9,907			\$9,907
D3030	Good	7701865	Split System Ductless, Single Zone, Replace		15	1	14	1	EA	\$3,500.00	\$21,672.00	\$21,672															\$21,672							\$21,672
D3050	Fair	7701890	HVAC System, Ductwork, Medium Density, Replace		30	16	14	1700	SF	\$4.00	\$24.77	\$42,106															\$42,106							\$42,106
D3060	Fair	7701892	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace		20	6	14	1	EA	\$3,000.00	\$18,576.00	\$18,576															\$18,576							\$18,576
D3060	Fair	7701861	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	15	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288																\$9,288
D3060	Fair	7701876	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	15	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288																\$9,288
D4010	Fair	7701897	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	16	4	10	LF	\$400.00	\$2,476.80	\$24,768				\$24,768																		\$24,768
D5020	Fair	7701903	Distribution Panel, 120/208 V, Replace		30	16	14	1	EA	\$2,000.00	\$12,384.00	\$12,384															\$12,384							\$12,384
D5040	Fair	7701868	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	13	EA	\$600.00	\$3,715.20	\$48,298						\$48,298																\$48,298
D5040	Fair	7701919	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	14	6	1700	SF	\$4.50	\$27.86	\$47,369							\$47,369															\$47,369
D7030	Fair	7701886	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	12	3	1700	SF	\$2.00	\$12.38	\$21,053				\$21,053															\$21,053			\$42,106
E1030	Poor	7701884	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	16	0	1	EA	\$4,500.00	\$27,864.00	\$27,864	\$27,864															\$27,864						\$55,728
E1030	Fair	7701862	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	12	3	1	EA	\$3,600.00	\$22,291.20	\$22,291				\$22,291															\$22,291			\$44,582
E1030	Fair	7701917	Foodservice Equipment, Griddle, Replace		15	12	3	1	EA	\$7,000.00	\$43,344.00	\$43,344				\$43,344															\$43,344			\$86,688
E1030	Fair	7701912	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	12	3	1	EA	\$3,600.00	\$22,291.20	\$22,291				\$22,291															\$22,291			\$44,582
E1030	Fair	7701891	Foodservice Equipment, Deep Fryer, Replace		15	12	3	1	EA	\$7,000.00	\$43,344.00	\$43,344				\$43,344															\$43,344			\$86,688
E1030	Fair	7701899	Foodservice Equipment, Range/Oven, 6-Burner, Replace		15	12	3	1	EA	\$6,000.00	\$37,152.00	\$37,152				\$37,152															\$37,152			\$74,304
E1030	Fair	7701913	Foodservice Equipment, Ice maker, Freestanding, Replace		15	12	3	1	EA	\$6,700.00	\$41,486.40	\$41,486				\$41,486															\$41,486			\$82,973
E1030	Fair	7701863	Foodservice Equipment, Deep Fryer, Replace		15	12	3	1	EA	\$7,000.00	\$43,344.00	\$43,344				\$43,344															\$43,344			\$86,688
E1030	Fair	7701857	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace		15	12	3	1	EA	\$5,700.00	\$35,294.40	\$35,294				\$35,294															\$35,294			\$70,589
E1030	Fair	7701867	Foodservice Equipment, Fountain Drink Dispenser, Replace		15	11	4	1	EA	\$2,250.00	\$13,932.00	\$13,932				\$13,932															\$13,932			\$27,864
E1030	Fair	7701893	Foodservice Equipment, Conveyor Toaster, Replace		20	15	5	1	EA	\$1,700.00	\$10,526.40	\$10,526						\$10,526																\$10,526
E1030	Fair	7701920	Foodservice Equipment, Draft Beer System, Air-Cooled, Replace		10	5	5	1	EA	\$4,200.00	\$26,006.40	\$26,006						\$26,006										\$26,006						\$52,013
E1030	Fair	7701910	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	6	9	1	EA	\$1,700.00	\$10,526.40	\$10,526									\$10,526													\$10,526
E1030	Fair	7701869	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	6	9	1	EA	\$1,700.00	\$10,526.40	\$10,526									\$10,526													\$10,526
E1030	Fair	7701872	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	6	9	1	EA	\$1,700.00	\$10,526.40	\$10,526									\$10,526													\$10,526
E1030	Good	7701906	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	5	10	1	EA	\$4,600.00	\$28,483.20	\$28,483									\$28,483													\$28,483
E1030	Good	7701873	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	3	12	1	EA	\$1,700.00	\$10,526.40	\$10,526												\$10,526										\$10,526
E1030	Good	7701907	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	2	13	1	EA	\$1,700.00	\$10,526.40	\$10,526													\$10,526									\$10,526
E1030	Good	7701925	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	2	13	1	EA	\$1,700.00	\$10,526.40	\$10,526													\$10,526									\$10,526
E1030	Good	7701860	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	2	13	1	EA	\$2,700.00	\$16,718.40	\$16,718														\$16,718								\$16,718

Replacement Reserves Report



10/15/2024

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
E1030		Fair	7701902	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30		16	14	2	EA	\$1,600.00	\$9,907.20	\$19,814															\$19,814							\$19,814
E1030		Fair	7701911	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30		16	14	1	EA	\$2,500.00	\$15,480.00	\$15,480															\$15,480							\$15,480
Totals, Unescalated														\$295,916	\$0	\$0	\$319,817	\$59,753	\$152,942	\$47,369	\$0	\$0	\$31,579	\$65,635	\$0	\$10,526	\$40,558	\$739,325	\$53,870	\$0	\$0	\$317,030	\$23,839	\$37,152	\$2,195,312
Totals, Escalated (5.0% inflation, compounded annually)														\$295,916	\$0	\$0	\$370,228	\$72,630	\$195,198	\$63,479	\$0	\$0	\$48,990	\$106,913	\$0	\$18,904	\$76,477	\$1,463,813	\$111,993	\$0	\$0	\$762,971	\$60,240	\$98,575	\$3,746,326

Lost Pier Cafe / Site

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
G2020		Fair	7701889	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	83000	SF	\$0.45	\$2.79	\$231,271				\$231,271				\$231,271					\$231,271										\$925,085
G2020		Fair	7701882	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	83000	SF	\$3.50	\$21.67	\$1,798,776									\$1,798,776														\$1,798,776
G2060		Fair	7701900	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	3	EA	\$700.00	\$4,334.40	\$13,003					\$13,003																		\$13,003
G2060		Fair	7701883	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	12	EA	\$600.00	\$3,715.20	\$44,582								\$44,582															\$44,582
G2060		Fair	7701924	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	16	9	4	EA	\$1,400.00	\$8,668.80	\$34,675									\$34,675														\$34,675
G2060		Fair	7701922	Flagpole, Metal, Replace	30	16	14	1	EA	\$2,500.00	\$15,480.00	\$15,480													\$15,480										\$15,480
P2030		Poor	7701888	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344
Totals, Unescalated														\$43,344	\$0	\$231,271	\$0	\$13,003	\$0	\$0	\$231,271	\$44,582	\$1,833,451	\$0	\$0	\$231,271	\$0	\$15,480	\$0	\$0	\$231,271	\$0	\$0	\$0	\$2,874,946
Totals, Escalated (5.0% inflation, compounded annually)														\$43,344	\$0	\$254,976	\$0	\$15,805	\$0	\$0	\$325,422	\$65,869	\$2,844,285	\$0	\$0	\$415,330	\$0	\$30,649	\$0	\$0	\$530,078	\$0	\$0	\$0	\$4,525,758

Lot #11 - Forest/Laguna Canyon Lot

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
D7030		Good	7660822	Security Camera, Typical, Replace	10	4	6	1	EA	\$2,400.00	\$14,860.80	\$14,861								\$14,861										\$14,861					\$29,722
E1010		Good	7664127	Charging Station, Electric Vehicle, Dual Connection, Replace	15	4	11	2	EA	\$9,300.00	\$57,585.60	\$115,171													\$115,171										\$115,171
G2020		Good	7660818	Parking Lots, Pavement, Brick Pavers, Power Wash, Seal & Stripe	5	2	3	21880	SF	\$0.45	\$2.79	\$60,966					\$60,966					\$60,966					\$60,966					\$60,966			\$243,866
G2020		Good	7660811	Parking Lots, Parking Control Equipment, Pay Station, Replace	20	4	16	2	EA	\$6,500.00	\$40,248.00	\$80,496																		\$80,496					\$80,496
G2060		Good	7660817	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	4	16	2	EA	\$700.00	\$4,334.40	\$8,669																		\$8,669					\$8,669
G4050		Good	7660819	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	4	16	3	EA	\$1,200.00	\$7,430.40	\$22,291																		\$22,291					\$22,291
Totals, Unescalated														\$0	\$0	\$0	\$60,966	\$0	\$0	\$14,861	\$0	\$60,966	\$0	\$0	\$115,171	\$0	\$60,966	\$0	\$0	\$126,317	\$0	\$60,966	\$0	\$0	\$500,215
Totals, Escalated (5.0% inflation, compounded annually)														\$0	\$0	\$0	\$70,576	\$0	\$0	\$19,915	\$0	\$90,075	\$0	\$0	\$196,982	\$0	\$114,961	\$0	\$0	\$275,734	\$0	\$146,723	\$0	\$0	\$914,966

Lot #12 - Lumberyard Lot

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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		
E1010		Good	7660801	Charging Station, Electric Vehicle, Dual Connection, Replace	15	5	10	2	EA	\$9,300.00	\$57,585.60	\$115,171											\$115,171												\$115,171		
G2020		Fair	7660803	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	47650	SF	\$0.45	\$2.79	\$132,772					\$132,772					\$132,772					\$132,772					\$132,772				\$531,088	
G2020		Good	7660807	Parking Lots, Parking Control Equipment, Pay Station, Replace	20	4	16	3	EA	\$3,000.00	\$18,576.00	\$55,728																		\$55,728						\$55,728	
G2050		Fair	7660804	Trail Surface, Decomposed Granite, Compacted, Replace	10	4	6	3000	SF	\$4.75	\$29.41	\$88,236								\$88,236										\$88,236						\$176,472	
G4050		Good	7660802	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	4	16	15	EA	\$1,200.00	\$7,430.40	\$111,456																		\$111,456							\$111,456
Totals, Unescalated														\$0	\$0	\$0	\$132,772	\$0	\$0	\$88,236	\$0	\$132,772	\$0	\$115,171	\$0	\$0	\$132,772	\$0	\$0	\$255,420	\$0	\$132,772	\$0	\$0	\$989,915		
Totals, Escalated (5.0% inflation, compounded annually)														\$0	\$0	\$0	\$153,700	\$0	\$0	\$118,245	\$0	\$196,165	\$0	\$187,602	\$0	\$0	\$250,361	\$0	\$0	\$557,550	\$0	\$319,532	\$0	\$0	\$1,783,154		

Lot #14 - Hagan Place Parking Garage

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
B1080		Poor	7707630	Stairs, Concrete, Interior, Replace	50	50	0	1200	SF	\$50.00	\$309.60	\$371,520	\$371,520																						\$371,520
C2010		Poor	7707638	Wall Finishes, any surface, Prep & Paint	10	10	0	4000	SF	\$1.50	\$9.29	\$37,152	\$37,152										\$37,152										\$37,152		\$111,456
C2050		Poor	7707635	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	10	0	500	SF	\$2.50	\$15.48	\$7,740	\$7,740										\$7,740										\$7,740		\$23,220
D4010		Poor	7707632	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	25	0	8900	SF	\$1.07	\$6.63	\$58,966	\$58,966																						\$58,966
D4030		Failed	7707626	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	10	0	1	EA	\$150.00	\$928.80	\$929	\$929										\$929										\$929		\$2,786
D5040		Excellent	7707625	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	8900	SF	\$4.50	\$27.86	\$247,990																				\$247,990			\$247,990
G2010		Fair	7707631	Roadways, Signage, Guide & Directional, Replace	20	10	10	5	EA	\$200.00	\$1,238.40	\$6,192											\$6,192												\$6,192
G2020		Fair	7707617	Parking Lots, any pavement type, Space or Stall Lines,	10	6	4	26	EA	\$16.00	\$99.07	\$2,576					\$2,576										\$2,576								\$5,152
G2020		Fair	7707615	Parking Lots, Wheel Stops, Concrete or Plastic, Replace	25	15	10	23	EA	\$260.00	\$1,609.92	\$37,028											\$37,028												\$37,028
G2020		Good	7707621	Parking Lots, Access Control Equipment, Pay Station, Replace	20	5	15	1	EA	\$6,500.00	\$40,248.00	\$40,248																	\$40,248						\$40,248
Totals, Unescalated														\$476,307	\$0	\$0	\$0	\$2,576	\$0	\$0	\$0	\$0	\$0	\$89,041	\$0	\$0	\$0	\$2,576	\$40,248	\$0	\$0	\$0	\$247,990	\$45,821	\$904,558
Totals, Escalated (5.0% inflation, compounded annually)														\$476,307	\$0	\$0	\$0	\$3,131	\$0	\$0	\$0	\$0	\$0	\$145,038	\$0	\$0	\$0	\$5,100	\$83,673	\$0	\$0	\$0	\$626,657	\$121,576	\$1,461,483

Orange County Public Library - Laguna Beach Branch / Library Building

Unif	mat Code	Cond	ID	Cost Description	Lifespan (EUL)	E	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
------	----------	------	----	------------------	----------------	---	-----	-----	----------	------	-----------	-----------	------------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

Replacement Reserves Report



10/15/2024

Uniformat Code	Cond	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	
B2010	Poor	7640969	Exterior Walls, Wood Siding, Replace	30	30	0	10290	SF	\$10.00	\$61.92	\$637,157	\$637,157																				\$637,157		
B2020	Fair	7640961	Window, Wood Historical, 16-25 SF, Restore	30	25	5	10	EA	\$3,600.00	\$22,291.20	\$222,912						\$222,912																\$222,912	
B2020	Fair	7640977	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	16	EA	\$950.00	\$5,882.40	\$94,118						\$94,118																\$94,118	
B2050	Failed	7640966	Exterior Door, Wood, Solid-Core, Replace	25	25	0	1	EA	\$700.00	\$4,334.40	\$4,334	\$4,334																					\$4,334	
B2050	Fair	7640986	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	4	EA	\$1,300.00	\$8,049.60	\$32,198						\$32,198																\$32,198	
B2050	Fair	7640990	Exterior Door, Steel, Standard, Replace	40	30	10	1	EA	\$600.00	\$3,715.20	\$3,715											\$3,715											\$3,715	
B3010	Fair	7640952	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	5600	SF	\$3.80	\$23.53	\$131,766						\$131,766																\$131,766	
B3010	Fair	7640987	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	4600	SF	\$17.00	\$105.26	\$484,214						\$484,214																\$484,214	
B3020	Fair	7640989	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	520	LF	\$9.00	\$55.73	\$28,979						\$28,979																\$28,979	
C1030	Fair	7640971	Interior Door, Wood, Solid-Core, Replace	40	30	10	16	EA	\$700.00	\$4,334.40	\$69,350											\$69,350											\$69,350	
C1090	Fair	7640951	Toilet Partitions, Metal, Replace	20	15	5	3	EA	\$850.00	\$5,263.20	\$15,790						\$15,790																\$15,790	
C2010	Fair	7640963	Wall Finishes, Ceramic Tile, Replace	40	30	10	200	SF	\$18.00	\$111.46	\$22,291											\$22,291											\$22,291	
C2010	Fair	7640975	Wall Finishes, any surface, Prep & Paint	10	5	5	10290	SF	\$1.50	\$9.29	\$95,574						\$95,574											\$95,574						\$191,147
C2030	Fair	7640964	Flooring, Ceramic Tile, Replace	40	30	10	200	SF	\$18.00	\$111.46	\$22,291											\$22,291											\$22,291	
C2030	Poor	7640955	Flooring, Carpet, Commercial Standard, Replace	10	10	0	10290	SF	\$7.50	\$46.44	\$477,868	\$477,868										\$477,868										\$477,868	\$1,433,603	
C2050	Fair	7640976	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	30	20	8000	SF	\$8.00	\$49.54	\$396,288																				\$396,288		\$396,288	
C2050	Fair	7640956	Ceiling Finishes, Wood Paneling, Replace	30	25	5	2000	SF	\$14.00	\$86.69	\$173,376						\$173,376																\$173,376	
C2050	Fair	7847736	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8000	SF	\$2.00	\$12.38	\$99,072						\$99,072											\$99,072						\$198,144
D2010	Fair	7640979	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	10290	SF	\$5.00	\$30.96	\$318,578											\$318,578											\$318,578	
D2010	Fair	7640973	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	\$1,300.00	\$8,049.60	\$32,198						\$32,198																\$32,198	
D2010	Fair	7640984	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	\$1,500.00	\$9,288.00	\$18,576						\$18,576																\$18,576	
D2010	Fair	7640962	Urinal, Standard, Replace	30	25	5	1	EA	\$1,100.00	\$6,811.20	\$6,811						\$6,811																\$6,811	
D2010	Fair	7640985	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,200.00	\$7,430.40	\$7,430											\$7,430											\$7,430	
D2030	Fair	7640953	Supplemental Components, Drains, Roof, Replace	40	30	10	7	EA	\$797.00	\$4,935.02	\$34,545											\$34,545											\$34,545	
D3050	Poor	7640972	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	30	0	1	EA	\$37,200.00	\$230,342.40	\$230,342	\$230,342																			\$230,342		\$460,685	
D5020	Fair	7847738	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$12,384.00	\$12,384				\$12,384																		\$12,384	
D5030	Fair	7640959	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	10290	SF	\$2.50	\$15.48	\$159,289											\$159,289											\$159,289	
D5040	Fair	7640980	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	10290	SF	\$4.50	\$27.86	\$286,721											\$286,721											\$286,721	
D5040	Fair	7640974	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	22	EA	\$600.00	\$3,715.20	\$81,734											\$81,734											\$81,734	
D7030	Fair	7640965	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	10290	SF	\$2.00	\$12.38	\$127,431									\$127,431													\$127,431	
D7050	Poor	7640988	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	30	0	10290	SF	\$2.00	\$12.38	\$127,431	\$127,431																			\$127,431		\$254,863	
D7050	Poor	7640960	Fire Alarm Panel, Multiplex, Replace	15	30	0	1	EA	\$4,000.00	\$24,768.00	\$24,768	\$24,768															\$24,768						\$49,536	
E2010	Fair	7640970	Casework, Countertop, Plastic Laminate, Replace	15	10	5	16	LF	\$50.00	\$309.60	\$4,954						\$4,954														\$4,954		\$9,907	
E2010	Fair	7640967	Casework, Cabinetry, Standard, Replace	20	15	5	32	LF	\$300.00	\$1,857.60	\$59,443						\$59,443																\$59,443	
E2010	Fair	7640978	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	30	LF	\$500.00	\$3,096.00	\$92,880						\$92,880																\$92,880	
Totals, Unescalated												\$1,534,099	\$0	\$0	\$12,384	\$0	\$1,592,861	\$0	\$0	\$127,431	\$0	\$1,483,814	\$0	\$0	\$0	\$0	\$219,414	\$0	\$0	\$0	\$0	\$1,236,883	\$6,206,886	
Totals, Escalated (5.0% inflation, compounded annually)												\$1,534,099	\$0	\$0	\$14,336	\$0	\$2,032,939	\$0	\$0	\$188,274	\$0	\$2,416,976	\$0	\$0	\$0	\$0	\$456,145	\$0	\$0	\$0	\$0	\$3,281,819	\$9,924,588	

Orange County Public Library - Laguna Beach Branch / Site

Uniformat Code	Cond	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						
B1080	Fair	7640981	Stairs, Concrete, Exterior, Replace	50	30	20	150	SF	\$55.00	\$340.56	\$51,084																					\$51,084	\$51,084						
G2020	Good	7847759	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	14000	SF	\$0.45	\$2.79	\$39,010				\$39,010					\$39,010					\$39,010					\$39,010			\$156,038						
G2030	Fair	7640957	Sidewalk, Brick/Masonry Pavers, Replace	30	23	7	2600	SF	\$33.00	\$204.34	\$531,274								\$531,274														\$531,274						
G2060	Fair	7640949	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$9,288.00	\$9,288				\$9,288																		\$9,288						
G2060	Fair	7640968	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	42	EA	\$150.00	\$928.80	\$39,010						\$39,010																\$39,010						
G2060	Fair	7640958	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	30	10	600	SF	\$60.00	\$371.52	\$222,912										\$222,912												\$222,912						
Totals, Unescalated												\$0	\$0	\$0	\$48,298	\$0	\$39,010	\$0	\$531,274	\$39,010	\$0	\$222,912	\$0	\$0	\$0	\$0	\$39,010	\$0	\$0	\$0	\$0	\$39,010	\$0	\$51,084				\$1,009,606	
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$55,911	\$0	\$49,787	\$0	\$747,555	\$57,635	\$0	\$363,100	\$0	\$0	\$0	\$0	\$39,010	\$0	\$93,881	\$0	\$135,541								\$1,576,969

Public Works / Public Works

Uniformat Code	Cond	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	
B2010	Poor	7668672	Exterior Walls, Stucco, Repair	0	0	0	100	SF	\$20.00	\$123.84	\$12,384	\$12,384																					\$12,384	
B2010	Fair	7669365	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3000	SF	\$3.00	\$18.58	\$55,728						\$55,728										\$55,728							\$111,456
B2050	Fair	7668655	Exterior Door, Wood, Solid-Core, Replace	25	16	9	1	EA	\$700.00	\$4,334.40	\$4,334										\$4,334												\$4,334	
B2050	Fair	7668658	Exterior Door, Wood, French Residential, Replace	25	6	19	8	EA	\$1,000.00	\$6,192.00	\$49,536																					\$49,536		\$49,536
C2010	Fair	7668671	Wall Finishes, any surface, Prep & Paint	10	6	4	5600	SF	\$1.50	\$9.29	\$52,013					\$52,013										\$52,013								\$104,026

10/15/2024

Public Works / Site																																	
Uniformat Code	Cond	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	Fair	7668673	Flooring, Ceramic Tile, Replace	40	37	3	100	SF	\$18.00	\$111.46	\$11,146				\$11,146																		\$11,146
D5040	Good	7668666	Exterior Fixture w/ Lamp, any type, w/ LED, Replace	20	6	14	8	EA	\$400.00	\$2,476.80	\$19,814															\$19,814							\$19,814
E1010	Excellent	7668677	Charging Station, Electric Vehicle, Single Connection, Replace	15	0	15	1	EA	\$4,000.00	\$24,768.00	\$24,768																\$24,768						\$24,768
G2030	Good	7669364	Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	300	SF	\$33.00	\$204.34	\$61,301																					\$61,301	\$61,301
G2080	Fair	7668679	Irrigation System, Drip System, Replace	20	6	14	335	SF	\$3.00	\$18.58	\$6,223															\$6,223							\$6,223
G4050	Fair	7668676	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	6	14	1	EA	\$1,200.00	\$7,430.40	\$7,430															\$7,430							\$7,430
Totals, Unescalated												\$0	\$0	\$0	\$11,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,468	\$24,768	\$0	\$0	\$0	\$0	\$61,301		\$130,682
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$12,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,264	\$51,491	\$0	\$0	\$0	\$0	\$162,649		\$293,306

The Laguna Playhouse / Site

Laguna Playhouse / The Laguna Playhouse																																	
Uniformat Code	Cond	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	Poor	7727880	Exterior Walls, Stucco, Prep & Paint	10	9	1	13720	SF	\$3.82	\$23.65	\$324,525		\$324,525									\$324,525										\$649,050	
B2020	Poor	7727824	Glazing, any type, by SF, Replace	30	28	2	200	SF	\$55.00	\$340.56	\$68,112			\$68,112																			\$68,112
B2020	Poor	7908390	Storefront, Glazing & Framing, Replace	30	29	1	2200	SF	\$55.00	\$340.56	\$749,232			\$749,232																			\$749,232
B2050	Poor	7727868	Exterior Door, Wood, Solid-Core Commercial, Replace	30	29	1	1	EA	\$3,540.00	\$21,919.68	\$21,920			\$21,920																			\$21,920
B2050	Fair	7727760	Exterior Door, Steel, Commercial, Replace	40	20	20	6	EA	\$4,060.00	\$25,139.52	\$150,837																						\$150,837
B2050	Fair	7727782	Overhead/Dock Door, Steel, 20'x8', Replace	30	20	10	1	EA	\$6,300.00	\$39,009.60	\$39,010										\$39,010												\$39,010
B3010	Poor	7727893	Roofing, Built-Up, Replace	25	24	1	15050	SF	\$14.00	\$86.69	\$1,304,654			\$1,304,654																			\$1,304,654
B3060	Fair	7727819	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	11	EA	\$1,300.00	\$8,049.60	\$88,546					\$88,546																	\$88,546
C1090	Good	7727795	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	9	EA	\$750.00	\$4,644.00	\$41,796																\$41,796						\$41,796
C2010	Fair	7727779	Wall Finishes, any surface, Prep & Paint	10	5	5	24580	SF	\$1.50	\$9.29	\$228,299					\$228,299											\$228,299						\$456,598
C2030	Poor	7727866	Flooring, Rubber Tile, Replace	15	13	2	1130	SF	\$9.00	\$55.73	\$62,973			\$62,973															\$62,973				\$125,945
C2030	Fair	7727821	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	6740	SF	\$7.50	\$46.44	\$313,006								\$313,006														\$313,006
C2030	Poor	7727890	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4420	SF	\$7.50	\$46.44	\$205,265			\$205,265								\$205,265										\$410,530	
C2050	Fair	7727762	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	12290	SF	\$2.00	\$12.38	\$152,199					\$152,199											\$152,199						\$304,399
C2050	Fair	7727797	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.00	\$12.38	\$7,430					\$7,430												\$7,430					\$14,861
D2010	Fair	7727863	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,900.00	\$11,764.80	\$11,765				\$11,765														\$11,765				\$23,530
D2010	Good	7727826	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$900.00	\$5,572.80	\$5,573										\$5,573												\$5,573
D2010	Poor	7727769	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	12890	SF	\$11.00	\$68.11	\$877,964	\$877,964																					\$877,964
D2010	Fair	7727838	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	\$1,500.00	\$9,288.00	\$18,576					\$18,576																	\$18,576
D2010	Fair	7727871	Shower, Fiberglass, Replace	20	10	10	3	EA	\$1,600.00	\$9,907.20	\$29,722									\$29,722													\$29,722
D2010	Fair	7727850	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	5	EA	\$1,100.00	\$6,811.20	\$34,056																\$34,056						\$34,056
D2010	Fair	7727790	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$800.00	\$4,953.60	\$4,954																				\$4,954	\$4,954	\$4,954
D2020	Good	7727786	Pump, Sewage Ejector, Replace	15	2	13	1	EA	\$3,280.00	\$20,309.76	\$20,310													\$20,310									\$20,310
D3030	Fair	7727806	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	10	5	1	EA	\$4,800.00	\$29,721.60	\$29,722					\$29,722														\$29,722			\$59,443
D3050	Failed	7727861	HVAC System, Ductwork, Medium Density, Replace	30	30	0	7730	SF	\$4.00	\$24.77	\$191,457	\$191,457																					\$191,457

Replacement Reserves Report



10/15/2024

Unif	Format	Code	Cond	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			
D3050	Fair	7727757			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$45,000.00	\$278,640.00	\$278,640											\$278,640											\$278,640			
D3050	Fair	7727800			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$6,500.00	\$40,248.00	\$40,248												\$40,248											\$40,248		
D3050	Good	7727844			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	\$9,000.00	\$55,728.00	\$55,728													\$55,728										\$55,728		
D3050	Good	7727831			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$15,000.00	\$92,880.00	\$92,880														\$92,880									\$92,880		
D3050	Good	7727854			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$55,728.00	\$55,728														\$55,728									\$55,728		
D3050	Good	7727859			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$5,500.00	\$34,056.00	\$34,056																	\$34,056							\$34,056	
D3050	Good	7727873			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$15,000.00	\$92,880.00	\$92,880																	\$92,880							\$92,880	
D3050	Good	7727877			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$9,000.00	\$55,728.00	\$55,728																	\$55,728							\$55,728	
D3050	Good	7727777			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$9,000.00	\$55,728.00	\$55,728																				\$55,728				\$55,728	
D3050	Good	7727842			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$9,000.00	\$55,728.00	\$55,728																				\$55,728				\$55,728	
D3050	Good	7727802			Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$9,000.00	\$55,728.00	\$55,728																				\$55,728				\$55,728	
D3060	Fair	7727774			Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	3	EA	\$1,400.00	\$8,668.80	\$26,006														\$26,006									\$26,006		
D3060	Good	7727787			Exhaust Fan, Centrifugal, 16" Damper, Replace	25	6	19	1	EA	\$2,400.00	\$14,860.80	\$14,861																				\$14,861				\$14,861	
D4010	Fair	7727753			Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	12890	SF	\$1.07	\$6.63	\$85,402							\$85,402																\$85,402		
D5020	Poor	7727840			Switchboard, 120/208 V, Replace	40	39	1	1	EA	\$50,000.00	\$309,600.00	\$309,600		\$309,600																					\$309,600		
D5020	Fair	7727815			Switchboard, 120/208 V, 1200 AMP, Replace	40	37	3	1	EA	\$66,000.00	\$408,672.00	\$408,672				\$408,672																			\$408,672		
D5020	Fair	7727829			Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,000.00	\$12,384.00	\$12,384											\$12,384												\$12,384		
D5030	Poor	7727767			Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	12890	SF	\$2.50	\$15.48	\$199,537	\$199,537																						\$199,537		
D5040	Fair	7727804			Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	18	EA	\$600.00	\$3,715.20	\$66,874												\$66,874											\$66,874		
D5040	Fair	7727745			Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	12890	SF	\$4.50	\$27.86	\$359,167												\$359,167											\$359,167		
D7050	Poor	7727883			Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	12890	SF	\$3.00	\$18.58	\$239,445			\$239,445																				\$239,445		
D8010	Good	7727886			BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	2	13	12890	SF	\$2.50	\$15.48	\$199,537														\$199,537									\$199,537		
E1030	Poor	7727766			Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	13	2	1	EA	\$1,100.00	\$6,811.20	\$6,811			\$6,811																	\$6,811				\$13,622	
E1030	Poor	7727750			Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	13	2	1	EA	\$1,100.00	\$6,811.20	\$6,811			\$6,811																		\$6,811				\$13,622
E1030	Fair	7727783			Foodservice Equipment, Ice maker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$41,486.40	\$41,486												\$41,486											\$41,486		
E1030	Fair	7727748			Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00	\$13,003.20	\$13,003																	\$13,003							\$13,003	
E1040	Good	7727755			Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288									\$9,288				\$18,576	
E1070	Fair	7727792			Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	1920	SF	\$15.00	\$92.88	\$178,330										\$178,330													\$178,330		
E2010	Poor	7727847			Casework, Countertop, Ceramic Tile, Replace	30	28	2	42	LF	\$100.00	\$619.20	\$26,006			\$26,006																				\$26,006		
E2010	Fair	7727810			Casework, Cabinetry, Standard, Replace	20	10	10	42	LF	\$300.00	\$1,857.60	\$78,019												\$78,019											\$78,019		
E2010	Poor	7727895			Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	18	2	407	EA	\$350.00	\$2,167.20	\$882,050			\$882,050																				\$882,050		
P2030	NA	7836076			Architectural Study, Building Envelope, Façade, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344		
P2030	NA	7836078			Engineering Study, Electrical, General Design, Design	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344		
Totals, Unescalated														\$1,355,646	\$2,709,931	\$1,497,473	\$420,437	\$0	\$610,174	\$0	\$0	\$532,822	\$9,288	\$863,815	\$370,346	\$260,993	\$394,461	\$0	\$659,448	\$0	\$243,779	\$11,765	\$24,149	\$185,512	\$10,150,038			
Totals, Escalated (5.0% inflation, compounded annually)														\$1,355,646	\$2,845,428	\$1,650,964	\$486,708	\$0	\$778,754	\$0	\$0	\$787,220	\$14,409	\$1,407,064	\$633,417	\$468,706	\$743,816	\$0	\$1,370,945	\$0	\$558,746	\$28,313	\$61,023	\$492,219	\$13,683,377			

Appendix E:

Component Condition Report

Component Condition Report | Lifeguard Headquarters camp / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout	Good	Structural Framing, Concrete Pre-Cast	6,000 SF	68	7885532
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	7884969
B2020	Building Exterior	Fair	Glazing, any type by SF	750 SF	20	7637018
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	20	7637050
Roofing						
B3010	Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	2,775 SF	10	7637041
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	20	7637004
Interiors						
C1020	Lobby	Good	Interior Window, Fixed, 12 SF	1	30	7637009
C1020	Office	Good	Interior Window, Fixed, 12 SF	3	30	7637012
C1030	Lobby	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	30	7637029
C1030	Throughout building	Good	Interior Door, Steel, Standard	13	30	7637046
C1030	Office	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	30	7637026
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	15	7637057
C1090	Locker rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	50 LF	10	7637051
C1090	Storage room	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	10 LF	10	7637063
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	500 SF	30	7636995
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,000 SF	5	7637060
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,000 SF	5	7637002
C2030	Locker rooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	500 SF	5	7637066
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	30	7636998
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	5	7884970

Component Condition Report | Lifeguard Headquarters camp / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	7637043
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	7885036
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	20	7885035
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	25	7637053
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water, 4 IN	1	20	7637052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	20	7637034
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung	1	20	7637055
D2010	Locker rooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	2	20	7637028
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	20	7637020
D2010	Basement break room	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	20	7637049
D2010	Office	Fair	Water Heater, Gas, High-Efficiency Condensing Style, 53 to 70 GAL	1	5	7885531
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	30	7637025
D2010	Locker rooms	Fair	Shower, Ceramic Tile	3	20	7637021
D2020	Mechanical room	Fair	Pump, Sewage Ejector, Duplex, 1 HP	3	18	7637010
D2030	Roof	Good	Supplemental Components, Drains, Roof, 2 IN	4	30	7637058
HVAC						
D3030	Exterior mechanical area	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7637023
D3030	Exterior mechanical area	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	8	7636999
D3030	Exterior mechanical area	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	8	7637038
D3030	Exterior mechanical area	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	5	7637000
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	16	15	7637065
Fire Protection						
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	30	7637045

Component Condition Report | Lifeguard Headquarters camp / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,000 SF	15	7637054
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	32	10	7637019
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	20	7891083
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	7637059
D5020	Electrical room	Good	Switchboard, 277/480 V, 400 AMP	1	29	7637001
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	20	7637064
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	30	7637014
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	10	7637056
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	6,000 SF	8	7636997
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7637040
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	6,000 SF	10	7637037
Equipment & Furnishings						
E1060	Basement break room	Fair	Residential Appliances, Garbage Disposal	1	5	7637016
E2010	Laundry room	Fair	Casework, Cabinetry, Standard	8 LF	10	7637024
E2010	Basement break room	Fair	Casework, Cabinetry, Standard	18 LF	10	7637044
E2010	Lobby	Good	Casework, Countertop, Solid Surface	4 LF	30	7637005
E2010	Basement break room	Fair	Casework, Countertop, Plastic Laminate	8 LF	8	7637006
E2010	Conference room	Fair	Casework, Countertop, Plastic Laminate	56 LF	8	7637022
E2010	Locker rooms	Fair	Casework, Countertop, Solid Surface	12 LF	33	7637032
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	10 LF	10	7636996
E2010	Utility closet	Good	Casework, Countertop, Solid Surface	4 LF	30	7637015
E2010	Conference room	Fair	Casework, Cabinetry, Standard	42 LF	10	7885530
Sitework						

Component Condition Report | Lifeguard Headquarters camp / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	7637030
G2080	Interior	Fair	Irrigation System, Control Panel	1	5	7885555
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Civil, General Design	1	0	7637011

Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Poor	Seismic Repairs, Plywood Shear Walls, Roof Steel Straps	1 SF	0	8453674
Facade						
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
Roofing						
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

Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
Interiors						
C1030	Throughout building	Fair	Door Hardware, Office, per Door	154	10	7718144
C1030	Police Station	Poor	Interior Door, Steel, Standard	8	0	7718178
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

Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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						
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
Plumbing						
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

Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	7718145
HVAC						
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
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

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	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
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
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	39,719 SF	16	7718113
Electrical						
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

Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	39,719 SF	8	7718157
Fire Alarm & Electronic Systems						
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
Equipment & Furnishings						
E1040	City Hall North - Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7718268
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 | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Poor	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation	1 SF	0	8453681
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	7680191
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	350 SF	0	7682262
B2020	Building Exterior	Fair	Door, Wood Historical, 16-25 SF	1	15	7680203
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF	17	15	7680198
B2050	Building Exterior	Fair	Overhead/Dock Door, Wood, Bi-Fold	2	15	7680217
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7680189
B2050	Deck	Fair	Exterior Door, Wood, Historical w/ Vision Glass	1	10	7680207
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	2	10	7680184
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,400 SF	10	7683142

Component Condition Report | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	6	10	7680197
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,800 SF	5	7683147
C2010	Bathrooms	Excellent	Wall Finishes, Ceramic Tile	640 SF	39	7680195
C2030	2nd Floor	Fair	Flooring, Vinyl Sheeting	200 SF	3	7680225
C2030	2nd Floor	Fair	Flooring, Laminate Faux Wood	150 SF	7	7680208
C2030	Restrooms	Excellent	Flooring, Ceramic Tile	480 SF	39	7680218
C2030	Lobby	Excellent	Flooring, Ceramic Tile	200 SF	39	7680216
C2030	Apparatus Bay	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,700 SF	0	7680182
C2030	Deck	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	150 SF	4	7680183
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	7680223
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,400 SF	5	7683144
Plumbing						
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	39	7683146
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	7680222
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	15	7680193
D2010	Bathrooms	Excellent	Shower, Ceramic Tile	4	29	7680215
D2010	2nd Floor	Excellent	Water Heater, Gas, Residential, 50 GAL	1	14	7680228
D2010	1st Floor	Excellent	Shower, Ceramic Tile	1	29	7680213
D2010	Bathroom	Excellent	Urinal, Standard	1	29	7680206
D2010	Bathrooms	Excellent	Toilet, Residential Water Closet	3	29	7680196
D2010	Bathrooms	Excellent	Sink/Lavatory, Drop-In Style, Vitreous China	2	29	7680187
D2010	Laundry Room	Fair	Sink/Lavatory, Service Sink, Laundry	1	15	7680211
D2010	Bathroom, 1st floor	Excellent	Toilet, Commercial Water Closet	1	29	7680186
D2010	Bathrooms	Excellent	Shower, Valve & Showerhead	4	29	7680224

Component Condition Report | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2060	Apparatus Bay	Fair	Air Compressor, Tank-Style, 0.75 HP	1	10	7680199
HVAC						
D3030	Roof (police building adjacent)	Good	Split System Ductless, Single Zone, 2 TON	1	5	7680220
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,400 SF	5	7683148
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1600 CFM	1	13	7683141
D3060	Apparatus Bay	Good	Exhaust Fan, Vehicle Exhaust, 3 HP Motor, 2000 CFM	2	3	7680204
Electrical						
D5020	Throughout	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,400 SF	0	7680210
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	3	10	7680185
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	10	7683145
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	4,400 SF	5	7683149
D7050	1sr Floor	Fair	Fire Alarm Panel, Multizone	1	7	7680205
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7680192
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	7	7680194
E1060	Laundry Room	Fair	Residential Appliances, Washer	1	7	7680209
E1060	Laundry Room	Fair	Residential Appliances, Clothes Dryer	1	7	7682264
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	7680190
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	7680221
E1060	Kitchen	Fair	Residential Appliances, Dishwasher	1	6	7680226
E2010	Kitchen	Fair	Casework, Countertop, Natural Stone	12 LF	35	7680219
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	12 LF	10	7680200

Component Condition Report | Fire Station #2 / Fire Station #2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Poor	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame and Hose Tower	1 SF	0	8453680
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	2,500 SF	25	7816063
B2010	Building exterior	Fair	Exterior Walls, Stucco, Prep & Paint	1,000 SF	5	7816054
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	3,000 SF	15	7816041
B2020	Building Exterior	Good	Window, Vinyl-Clad Double-Glazed, 16-25 SF	21	25	7816069
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	25	7816058
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	10	7816045
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,500 SF	15	7816049
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	340 LF	15	7816061
Interiors						
C1030	Bedrooms	Fair	Interior Door, Wood, Hollow-Core Residential	4	10	7816043
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	7	10	7816071
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	2	30	7816038
C1090	Restrooms	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	32 LF	15	7816079
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	2	15	7816047
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,200 SF	4	7816070
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	10	7816036
C2010	Garage	Fair	Wall Finishes, Wood Paneling, any type, Refinish	500 SF	4	7816055
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	10	7816039
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,500 SF	10	7816072
C2030	Bedrooms	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	5	7816065
C2030	Gym	Fair	Flooring, Rubber Tile	100 SF	10	7816040

Component Condition Report | Fire Station #2 / Fire Station #2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500 SF	3	7816033
C2050	Garage	Fair	Ceiling Finishes, exposed irregular elements, Refinish	1,500 SF	5	7816053
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	4	7816066
Plumbing						
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,798 SF	0	7910570
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	7816060
D2010	Utility room	Fair	Water Heater, Gas, Residential, 60 to 120 GAL	1	5	7910569
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	3	7816044
D2010	Garage	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7816035
D2010	Restrooms	Fair	Toilet, Residential Water Closet	5	3	7816050
D2010	Restrooms	Good	Urinal, Standard	4	25	7816048
D2010	Restrooms	Fair	Shower, Ceramic Tile	4	3	7816051
HVAC						
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	1	0	7816064
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	10	7816037
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	10	7816031
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	1	0	7816075
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump, 5 TON	1	0	7816032
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,798 SF	3	7910574
D3060	Garage	Fair	Exhaust Fan, Vehicle Exhaust System, 1 to 1.5 HP Motor	1	11	7816078
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS, 400 AMP [OSSD EM GEN TRANS SW]	1	11	7910472
D5010	Building exterior	Fair	Generator, Gas or Gasoline, 25 to 35 KW	1	11	7816057
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,798 SF	20	7816080
D5020	Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	7910563

Component Condition Report | Fire Station #2 / Fire Station #2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,798 SF	5	7910572
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	7816059
Equipment & Furnishings						
E2010	Kitchen	Good	Casework, Countertop, Solid Surface	16 LF	35	7816077
E2010	Office	Fair	Casework, Cabinetry, Standard	12 LF	10	7816052
E2010	Kitchen	Good	Casework, Cabinetry, Standard	10 LF	15	7816034
E2010	Restrooms	Fair	Casework, Cabinetry, Standard	16 LF	3	7816042
E2010	Kitchen	Good	Casework, Cabinetry, Standard	16 LF	15	7816067
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted	1	10	7910736
G2080	Building exterior	Fair	Irrigation System, Control Panel	1	3	7816068

Component Condition Report | Fire Station #3 / Fire Station #3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Poor	Seismic Repairs, Shear Walls, Roof to Wall Connections, Tower and Entrance Door	1 SF	0	8453677
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	1,075 SF	12	7641006
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	3,250 SF	22	7641029
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	22	7641026
B2050	Building Exterior	Fair	Exterior Door, Residential, Slider Aluminum-Framed & Glazed	1	17	7640997
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	2	22	7641007
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	5	32	7640991
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,150 SF	17	7641005

Component Condition Report | Fire Station #3 / Fire Station #3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	12	7641034
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	16	32	7641021
C1030	Bedrooms	Fair	Interior Door, Wood, Hollow-Core Residential Closet	6	7	7641020
C2010	Garage	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	300 SF	22	7640992
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,400 SF	2	7641032
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	5	7641018
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,000 SF	7	7641024
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	7641023
C2030	Weight room	Fair	Flooring, Rubber Tile	100 SF	7	7641022
C2050	Garage	Fair	Ceiling Finishes, Wood Paneling	1,000 SF	22	7641000
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,381 SF	3	7641028
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	22	7641031
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	22	7640999
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	22	7641012
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	2	22	7641011
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,381 SF	32	7903213
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	22	7641017
D2010	Restrooms	Fair	Urinal, Standard	1	22	7641016
D2010	Utility closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	7	7640995
HVAC						
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	7	7641014
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	12	7641033
Electrical						

Component Condition Report | Fire Station #3 / Fire Station #3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Interior	Good	Automatic Transfer Switch, ATS, 100 AMP	1	17	7641001
D5010	Generator room	Fair	Generator, Propane, 40 to 80 KW	1	17	7641003
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,381 SF	32	7902935
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,381 SF	12	7641030
Fire Alarm & Electronic Systems						
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,381 SF	7	7903214
Equipment & Furnishings						
E2010	Kitchen	Fair	Casework, Cabinetry, High-End or Laboratory	18 LF	12	7641004
E2010	Front desk	Fair	Casework, Cabinetry, Standard	10 LF	12	7640998
E2010	Kitchen	Good	Casework, Countertop, Solid Surface	20 LF	32	7640993
E2010	Kitchen	Fair	Casework, Cabinetry, High-End or Laboratory	16 LF	12	7641008
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	12	7641002
E2010	Restrooms	Fair	Casework, Cabinetry, Standard	6 LF	12	7641010
Sitework						
G4050	Building exterior	Fair	Exterior Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 13 to 26 W	6	12	7640994

Component Condition Report | Laguna Beach Community and Recreation Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	500 SF	35	7645163
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	7645175
Electrical						
D5040	Site	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	3	5	7645169
Special Construction & Demo						

Component Condition Report | Laguna Beach Community and Recreation Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Near soccer field	Fair	Ancillary Building, Steel, Pre-Engineered	110 SF	20	7645168
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	600 SF	15	7645170
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	250 SF	15	7645182
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,300 SF	3	7906510
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,300 SF	10	7645177
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	700 SF	15	7645166
G2030	Site	Good	Sidewalk, Concrete, Large Areas	14,000 SF	35	7645165
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	5	5	7645157
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	7645155
G2050	Site	Fair	Playground Surfaces, Rubber, Poured-in-Place	1,700 SF	5	7645184
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7906512
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement	10,000 SF	15	7645178
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	7645160
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	5	7645180
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	450 LF	35	7645159
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	250 LF	25	7645156
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	50 LF	35	7645186
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF)	24 LF	25	7645172
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	14,750 SF	35	7645176
G2060	Site	Fair	Flagpole, Metal	1	15	7645164
G2080	Site	Fair	Irrigation System, Control Panel	2	3	7906505
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	35,000 SF	5	7645171

Component Condition Report | Laguna Beach Community and Recreation Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	8	5	7645185

Component Condition Report | Lifeguard Headquarters camp / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	250 SF	40	7637047
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	5	7637036
D2010	Site	Fair	Shower, Valves & Heads, Single Showerhead	2	20	7636994
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Pavement, Concrete	3,300 SF	40	7637017
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,500 SF	20	7637027
Sitework						
G2060	Site	Good	Retaining Wall, Brick/Stone	420 SF	30	7637008
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	7,280 SF	10	7637042
G4050	Site	Fair	Walkway Lighting, Bollard Style, Precast Concrete	3	10	7637048

Component Condition Report | Lot #14 - Hagan Place Parking Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Interior Stairs	Poor	Stairs, Concrete, Interior	1,200 SF	0	7707630
Interiors						
C2010	Throughout	Poor	Wall Finishes, any surface, Prep & Paint	4,000 SF	0	7707638
C2050	Interior, rusting piping	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	500 SF	0	7707635
Fire Protection						

Component Condition Report | Lot #14 - Hagan Place Parking Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout	Poor	Fire Suppression System, Existing Sprinkler Heads, by SF	8,900 SF	0	7707632
D4030	Building interior	Failed	Fire Extinguisher, Type ABC, up to 20 LB	1	0	7707626
Electrical						
D5040	Throughout	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,900 SF	19	7707625
Pedestrian Plazas & Walkways						
G2010	Building exterior	Fair	Roadways, Signage, Guide & Directional	5	10	7707631
G2020	Parking area	Fair	Parking Lots, any pavement type, Space or Stall Lines	26	4	7707617
G2020	Parking area	Fair	Parking Lots, Wheel Stops, Concrete or Plastic	23	10	7707615
G2020	Site	Good	Parking Lots, Access Control Equipment, Pay Station	1	15	7707621

Component Condition Report | Orange County Public Library - Laguna Beach Branch / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	150 SF	20	7640981
Pedestrian Plazas & Walkways						
G2020	Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,000 SF	3	7847759
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,600 SF	7	7640957
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	42	5	7640968
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	7640949
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	10	7640958

Component Condition Report | Animal Shelter / Animal Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	5	7704834

Component Condition Report | Animal Shelter / Animal Shelter

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

Component Condition Report | Animal Shelter / Animal Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof, Flat	Fair	Split System Ductless, Single Zone	1	6	7704826
D3030	Roof, Flat	Fair	Split System Ductless, Single Zone	1	6	7704846
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,000 SF	17	7705315
D3050	Roof, Flat	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	15	7704811
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704828
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704803
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704818
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704820
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704793
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704802
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704809
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	12	7704830
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704850
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704827
Electrical						
D5020	Building Exterior	Fair	Main Panel, 120/240 V, 200 AMP	1	17	7704795
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,045 SF	27	7704845
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,045 SF	7	7705316
Equipment & Furnishings						
E1030	Building Interior	Fair	Sink/Lavatory, Stainless Steel, Dog Wash, 1-Bowl	1	17	7704839
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	17	7704829
E1060	Throughout building	Fair	Residential Fixtures, Ceiling Fan	3	3	7704817
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	16 LF	7	7704816
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Floodlights, 90 W	4	7	7704833

Component Condition Report | City Hall Complex / Police Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
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
Roofing						
B3010	Roof	Good	Roofing, Metal	775 SF	36	7718292
Interiors						
C2030	Throughout building	Good	Flooring, Rubber Tile	775 SF	11	7718291
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	16	7718286
Electrical						
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
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	775 SF	11	7718289

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

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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						
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

Component Condition Report | Corporation Yard / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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 | Festival of Arts Complex / Festival of Arts – Forum Theater

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,100 SF	5	7697926
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	9	13	7697960
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,100 SF	15	7697930
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	5	10	7697944
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	7697949
C1070	Restrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	300 SF	8	7697961
C1070	Theater	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,100 SF	13	7743123
C1090	Restrooms	Fair	Toilet Partitions, Metal	11	5	7697952
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	7743129
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,020 SF	5	7743126
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	10	7697946
C2030	Dressing Rooms	Fair	Flooring, Luxury Vinyl Tile (LVT)	430 SF	8	7743137
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	5	7697938
C2030	Stage	Fair	Flooring, Vinyl Sheeting	920 SF	8	7743122
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	120 SF	8	7743127
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,090 SF	5	7743136
Plumbing						

Component Condition Report | Festival of Arts Complex / Festival of Arts – Forum Theater

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	25	7697919
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	14	7697948
D2010	Restrooms	Fair	Shower, Fiberglass	2	10	7743130
D2010	Restrooms	Good	Urinal, Standard	9	20	7697953
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	7697927
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	25	7697935
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	20	7697929
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	7743124
D2010	Janitor	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	15	7697921
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,510 SF	20	7697958
D2010	Restrooms	Good	Urinal, Standard	1	20	7743134
D2010	Restrooms	Good	Toilet, Residential Water Closet	3	20	7743133
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7743135
D2010	Dressing Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	10	7743131
HVAC						
D3020	Storage	Fair	Furnace, Gas	1	5	7697928
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,510 SF	10	7697922
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7697950
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7697951
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7697940
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	10	7697934
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	7697954
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7697945
Electrical						

Component Condition Report | Festival of Arts Complex / Festival of Arts – Forum Theater

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Janitor	Fair	Distribution Panel, 120/208 V	1	5	7697959
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,510 SF	20	7697932
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	10	7697925
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,510 SF	10	7697920
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,510 SF	10	7697939
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,510 SF	10	7697957
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	9,510 SF	8	7697936
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	8	7697924
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7697947
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	8	7697931
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	8	7697962
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	15	7697942
E1030	Laundry Room	Fair	Laundry Equipment, Dryer, Commercial	1	7	7697923
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7697955
E1030	Kitchen	Good	Foodservice Equipment, Deep Fryer	1	10	7697943
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7697941
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7697956
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	8	7697933
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7697918
E1040	Stage	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7743125
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	260 SF	8	7743132
E2010	Theater	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	230	10	7743128

Component Condition Report | Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,500 SF	5	7744193
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	10	7744194
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	7744196
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	2,250 SF	18	7697914
B3010	Roof	Fair	Roofing, Modified Bitumen	3,740 SF	5	7697912
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	8	10	7744206
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,250 SF	13	7744195
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	7744205
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	5	7744190
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	25,350 SF	8	7744188
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,250 SF	5	7744210
C2030	Stage	Fair	Flooring, Vinyl Sheeting	3,740 SF	8	7744200
C2030	Dressing Rooms	Good	Flooring, Ceramic Tile	80 SF	30	7744189
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	29,170 SF	5	7744207
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	7744202
D2010	Restrooms	Fair	Toilet, Residential Water Closet	6	15	7744211
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Laundry	2	15	7744203
D2010	Break Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	7744198
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	31,420 SF	20	7744209
D2010	Restrooms	Fair	Urinal, Standard	1	15	7744197
D2010	Dressing Rooms	Fair	Shower, Valve & Showerhead	18	15	7744212

Component Condition Report | Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7697917
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7697910
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7697911
D3050	Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7744204
D3050	Throughout building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7697913
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	31,420 SF	15	7697916
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	10	7697915
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	31,420 SF	13	7744208
Electrical						
D5020	Stage	Fair	Distribution Panel, 120/208 V	1	15	7744191
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	31,420 SF	20	7744186
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	31,420 SF	10	7744187
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	31,420 SF	10	7744201
D7050	Dressing Rooms	Fair	Fire Alarm Panel, Fully Addressable	1	8	7744192
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	31,420 SF	8	7744199
Equipment & Furnishings						
E1030	Dressing Rooms	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	5	15	7744185
E2010	Throughout building	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	2,600	10	7744213

Component Condition Report | Festival of Arts Complex / Festival of Arts – Scene Shops

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | Festival of Arts Complex / Festival of Arts – Scene Shops

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	13,500 SF	30	7744222
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	12	10	7744223
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	7	10	7744238
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	20	7744241
Roofing						
B3010	Roof	Good	Roofing, Metal	8,620 SF	38	7744228
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,820 SF	5	7744226
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,400 SF	8	7744225
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,400 SF	5	7744234
Conveying						
D1010	Throughout building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	7744237
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	7744231
D2010	Laundry	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7744224
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	7744232
HVAC						
D3020	Throughout building	Fair	Furnace, Gas	1	5	7744233
D3020	Throughout building	Fair	Unit Heater, Natural Gas	4	10	7744235
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,820 SF	13	7744240
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	7744220
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,820 SF	20	7744239
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	10	7744230

Component Condition Report | Festival of Arts Complex / Festival of Arts – Scene Shops

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,820 SF	10	7744221
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	8	7744219
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,820 SF	10	7744236
Equipment & Furnishings						
E1030	Laundry	Fair	Laundry Equipment, Dryer, Commercial	2	8	7744229
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7744227

Component Condition Report | Festival of Arts Complex / Festival of Arts – Shops and Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,000 SF	3	7697886
B2020	Building Exterior	Good	Glazing, any type, by SF	1,250 SF	23	7697877
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	7	33	7697907
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	23	7697868
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	13	7697891
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	8,300 SF	18	7697909
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	7	2	7697893
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	26	5	7697905
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	37	13	7697884
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,442 SF	3	7697890
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	4,240 SF	33	7697870
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,370 SF	3	7697895

Component Condition Report | Festival of Arts Complex / Festival of Arts – Shops and Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	220 SF	20	7697899
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,120 SF	3	7697904
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,120 SF	3	7697885
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7697896
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	23	7697873
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,221 SF	20	7697900
D2010	Restrooms	Good	Urinal, Standard	9	25	7697894
D2010	Restrooms	Good	Toilet, Commercial Water Closet	37	23	7697874
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	1	10	7697883
D3020	Mechanical room	Fair	Furnace, Gas	1	2	7697878
D3020	Mechanical room	Fair	Furnace, Gas	1	2	7697892
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	7697906
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	7697876
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,221 SF	15	7697888
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7697897
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7697908
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7697898
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7697902
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	18	7697875
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	2	18	7697881
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,221 SF	18	7697879
Electrical						

Component Condition Report | Festival of Arts Complex / Festival of Arts – Shops and Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	8	7697882
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	7697887
D5020	Building exterior	Good	Switchboard, 120/208 V	1	33	7697871
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,221 SF	33	7697903
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,221 SF	13	7697869
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,221 SF	8	7697880
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,221 SF	10	7697901
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7697889
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	6,221 SF	8	7697872

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	4,080 SF	30	7690438
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	7	7690451
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,152 SF	15	7690430
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	15	7690459
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	2	15	7690442
B2050	Classroom	Fair	Overhead/Dock Door, Aluminum, Fully Glazed	1	15	7702143
Roofing						
B3010	Roof	Fair	Roofing, Standing Seam Metal	4,550 SF	25	7690397
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	15,000 SF	7	7690414
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	260 LF	7	7690478
B3060	Roof	Fair	Roof Hatch, Metal	2	15	7690399

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Skylight, per SF of glazing	320 SF	15	7690469
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	30	15	7690471
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	24	25	7690409
C1030	Library	Fair	Interior Door, Wood, Accordion, High-End w/ Glazing	4	25	7690475
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	21	25	7690418
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	17	25	7690454
C1030	Interior Stairs	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	25	7690463
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	10	7690423
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	7	7690403
C2010	Kitchen	Fair	Wall Finishes, Stainless Steel Sheeting	192 SF	35	7690404
C2010	Parking Garage	Fair	Wall Finishes, any surface, Prep & Paint	26,951 SF	6	7701928
C2010	Common Area Restrooms	Fair	Wall Finishes, Ceramic Tile	544 SF	25	7690412
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	576 SF	15	7690406
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	6	7690466
C2030	Exercise Studios	Fair	Flooring, Wood, Strip, Refinish	3,700 SF	6	7693421
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	7	7690417
C2030	Conference Room, North	Fair	Flooring, Wood, Strip, Refinish	1,690 SF	7	7690396
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	6	7694190
C2030	Conference Room, North	Fair	Flooring, Wood, Strip	1,690 SF	15	7693422
C2030	Kitchen	Fair	Flooring, Quarry Tile	900 SF	35	7690472
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,700 SF	25	7690491
C2030	Exercise Studios	Fair	Flooring, Wood, Strip	3,700 SF	15	7690431
C2030	Common Area Restrooms	Fair	Flooring, Ceramic Tile	620 SF	25	7690480
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	7	7690467

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, High-End	1	10	7690473
D1010	Rear Entrance	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	7690408
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	7	7690485
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	1	15	7974061
Plumbing						
D2010	Classrooms, Conference	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7690462
D2010	Roof	Fair	Storage Tank, Domestic Water, 80 GAL	1	20	7690450
D2010	Kitchen	Fair	Sink/Lavatory, Hand Sink, Wall-Hung	1	20	7690395
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	15	7690426
D2010	Corridor	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7690422
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	15	7690405
D2010	Restrooms	Fair	Urinal, Standard	4	15	7690436
D2010	Roof	Fair	Boiler, Gas, Domestic, 120 MBH	1	10	7690486
D2010		Fair	Sink/Lavatory, Service Sink, Floor	1	20	7690455
HVAC						
D3020	Roof	Fair	Boiler, Gas, HVAC, 750 MBH	1	15	7690458
D3020	Roof	Good	Boiler Supplemental Components, Expansion Tank, 33.5 GAL	1	35	7690437
D3030	Mechanical Room	Fair	Split System, Air Cooled Condensing Unit, 70 TON [CU-1]	1	5	7690453
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 18500 CFM [AH-1]	1	15	7690460
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 1301 to 2500 CFM	8	10	7702489
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM	4	10	7702486
D3050	Roof	Fair	Pump, Distribution, HVAC Heating Water, 3 HP	1	5	7690447
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	18	10	7702487
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 2501 to 5000 CFM	7	10	7702488

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM	1	10	7690428
D3060	Mechanical Room, Garage Exhaust Fan	Fair	Exhaust Fan, Centrifugal, 15 HP Motor, 25000 CFM [EF-1]	1	10	7690464
D3060	Elevator	Fair	Exhaust Fan, Axial, 212 CFM	2	10	7690489
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	6	7690492
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	50,389 SF	10	7690479
Electrical						
D5010	Electrical Room	Fair	Uninterruptible Power Supply, UPS, Emergency Lighting	1	8	7690488
D5020	Electrical Room	Fair	Switchgear, 277/480 V	1	25	7690470
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7690456
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [DB]	1	15	7690474
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP	1	7	7690393
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	6	7690429
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,459 SF	25	7690407
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP	1	6	7690416
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	50,389 SF	7	7701929
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED	20	7	7690457
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	7	7690400
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W	6	7	7690394
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	50,389 SF	7	7690449
D7050	Electrical Room	Poor	Fire Alarm Panel, Fully Addressable	1	0	7690441
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	50,389 SF	7	7974069
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	20,459 SF	5	7690439
Equipment & Furnishings						

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	7690402
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7690421
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	7	7690433
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	0	7702493
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	15	7690468
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7690427
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, On Wheels	1	5	7690461
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7690444
E2010	Classrooms, Conference	Fair	Casework, Cabinetry, Standard	95 LF	10	7690484

Component Condition Report | Laguna Beach Community & Susi Q Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Stone	2,360 SF	35	7690425
Plumbing						
D2010	Courtyard	Fair	DecorativeFountain, Exterior/Site	1	9	7690482
Special Construction & Demo						
F1020	Courtyard	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	650 SF	15	7690483
Pedestrian Plazas & Walkways						
G2020	Parking garage	Good	Parking Lots, Access Control Equipment, Pay Station	1	15	7690411
G2020	Parking garage	Fair	Parking Lots, any pavement type, Space or Stall Lines, Pressure Wash & Stripe	72	7	7690435
G2020	Parking garage	Good	Vehicular Parking, Lighted Availability Designation	1	14	7690419
G2030	Courtyard	Fair	Sidewalk, Concrete, Large Areas	4,300 SF	35	7690481
Sitework						
G2060	Courtyard	Fair	Picnic Table & Chairs, Wood/Composite/Fiberglass, Chair Set (2)	3	11	7690401

Component Condition Report | Laguna Beach Community & Susi Q Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Courtyard	Fair	Picnic Table, Wood/Composite/Fiberglass	4	10	7690415
G2060	Courtyard	Fair	Outdoor Chair, Wood/Composite/Fiberglass	4	10	7690440
G2060	Courtyard	Fair	Picnic Table & Chair Set (4), Metal	2	10	7690445
G2060	Courtyard	Fair	Trash Receptacle, Portable/Light-Duty	4	7	7690487
G2060	Courtyard	Fair	Park Bench, Wood/Composite/Fiberglass	7	12	7690410
G2060	Parking garage	Fair	Fences & Gates, Vehicle Gate	1	7	7690465
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	3	10	7690432
G2060	Courtyard	Fair	Picnic Table & Chair Set (4), Metal Powder-Coated	2	10	7690413
G2080	Site	Fair	Irrigation System, Drip System	6,070 SF	7	7690448
G4050	Courtyard	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	10	7	7690443

Component Condition Report | Laguna Beach Community and Recreation Center / Administration and Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Refinish	13,650 SF	3	7903923
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	28	15	7644962
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	33	25	7644972
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	15	7644983
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	6,800 SF	35	7644960
B3010	Roof	Fair	Roofing, Modified Bitumen	4,600 SF	5	7644957
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	520 LF	5	7644974
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7644963
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	1	15	7644958
Interiors						

Component Condition Report | Laguna Beach Community and Recreation Center / Administration and Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Library	Fair	Interior Window, Fixed, 6 SF	4	25	7645007
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Commercial	16	25	7645014
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,250 SF	10	7644985
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	5	7645020
C2010	Building Exterior	Good	Wall Finishes, any surface, Prep & Paint	36,420 SF	9	7644994
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	25	7644959
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	25	7644999
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	15,000 SF	3	7645005
C2030	Patio	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	500 SF	5	7644988
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	5,000 SF	9	7644977
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	9	7644992
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	7645018
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7904055
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	15	7904054
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	12	15	7644961
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	21,424 SF	25	7644970
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	15	7644964
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7904057
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	4	15	7644991
D2010	Restrooms	Fair	Urinal, Standard	3	15	7644997
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	7	7644998
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	15	7644993
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 6 IN	4	25	7644996

Component Condition Report | Laguna Beach Community and Recreation Center / Administration and Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	276 LF	5	7645010
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	12 LF	5	7644982
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	22 LF	5	7644987
E2010	Administration	Fair	Casework, Cabinetry, Standard	28 LF	5	7645017
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	74 LF	5	7645016
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	32 LF	5	7644990
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	10 LF	25	7645004
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	12 LF	5	7644973
E2010	Administration	Fair	Casework, Cabinetry, Standard	16 LF	5	7644989
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	22 LF	5	7644995
E2050	Office	Good	Office Furniture & Cubicles, Budgetary Upgrade, Mid-Range	2,500 SF	7	7644978

Component Condition Report | Laguna Beach Community and Recreation Center / Chapel

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	2,325 SF	3	7645024
B2020	Building Exterior	Fair	Window, Historical, Aluminum Double-Glazed, 16-25 SF	5	15	7645036
B2020	Building Exterior	Fair	Glazing, any type by SF	140 SF	15	7645027
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	7645037
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	15	7645025
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,058 SF	35	7770938
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	25	7645026
C1070	Utility closet	Fair	Suspended Ceilings, Acoustical Tile (ACT)	58 SF	13	7645044

Component Condition Report | Laguna Beach Community and Recreation Center / Chapel

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Building Exterior	Good	Wall Finishes, any surface, Prep & Paint	2,600 SF	3	7645039
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,058 SF	25	7645034
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,058 SF	15	7645042
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,058 SF	25	7904904
D2010	Utility closet	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	7645029
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7645038
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7645035
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,058 SF	10	7645023
D4010	Utility closet	Fair	Fire Riser, Wet Standpipe, 4 IN	1	25	7645030
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,058 SF	25	7645043
D5020	Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	7904903
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,058 SF	5	7645041
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	2	5	7645033
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	1,058 SF	5	7645032
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,058 SF	3	7904905
Equipment & Furnishings						
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	4 LF	5	7645031
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	4 LF	5	7645028

Component Condition Report | Laguna Beach Community and Recreation Center / Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Refinish	2,090 SF	3	7904907
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	25	7645049
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	80 SF	35	7905006
B3010	Roof	Fair	Roofing, Concrete Coating	210 SF	3	7905007
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	525 SF	3	7904911
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	211 SF	15	7645047
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	350 SF	3	7645048
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	3	7645055
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	15	7904908
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	7645054
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7904909
Plumbing						
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	350 SF	25	7645052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7645056
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	7645045
D2010	Restrooms	Fair	Urinal, Standard	2	15	7645046
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	15	7645051
Electrical						
D5020	Electrical room	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	350 SF	25	7645053
D5020	Interior	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	15	7904910
D5040	Restrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	350 SF	5	7645057

Component Condition Report | Laguna Beach Community and Recreation Center / Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Restrooms	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	350 SF	5	7645050

Component Condition Report | Laguna Beach Community and Recreation Center / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	11,875 SF	3	7645066
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	17	15	7645062
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	7906205
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	25	7645086
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,280 SF	35	7645077
B3010	Roof	Fair	Roofing, Modified Bitumen	10,300 SF	3	7645073
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7645061
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Room Divider, Basic Fabric	1,320 SF	10	7645059
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Commercial	24	25	7645083
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,400 SF	10	7645091
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	5	7645081
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	17,000 SF	5	7645075
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	25	7645099
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	5	7645092
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	2,000 SF	9	7645067
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	4	7645070
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,850 SF	25	7645071

Component Condition Report | Laguna Beach Community and Recreation Center / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	7645074
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	10	7645078
Plumbing						
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,341 SF	25	7645103
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7645094
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7645068
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	4	15	7645102
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	7645095
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	7906218
D2010	Restrooms	Fair	Urinal, Standard	2	15	7645093
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	7906219
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	15	7645063
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 2 IN	3	25	7645079
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	6	5	7645100
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	5	7645096
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	11,341 SF	15	7906216
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	5	7645098
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	10	7645089
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	10	7645069
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,341 SF	10	7645087
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	11,341 SF	25	7906212

Component Condition Report | Laguna Beach Community and Recreation Center / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1000 AMP	1	25	7906208
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	15	7906209
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, any type w/ LED Replacement, 10 to 66 W	8	5	7645082
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,341 SF	5	7645080
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	11,341 SF	3	7645065
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	11,341 SF	5	7645060
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7906197
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,341 SF	3	7906213
Equipment & Furnishings						
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7645084
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted	6	15	7645076
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	3	7906203
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	150	5	7645101
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	36 LF	5	7645058
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	12 LF	25	7645064
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	55 LF	5	7645090
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	55 LF	25	7645088

Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7645097
-------	-----------	------	---	---	----	---------

Component Condition Report | Laguna Beach Community and Recreation Center / Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Refinish	4,250 SF	3	7906257

Component Condition Report | Laguna Beach Community and Recreation Center / Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type by SF	60 SF	15	7906281
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	15	7645117
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	25	7645120
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,000 SF	5	7645143
B3010	Roof	Good	Roofing, Clay/Concrete Tile	5,800 SF	35	7645141
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7645136
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	25	7645146
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	10	7645108
C1090	Building exterior	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	62 LF	5	7645138
C1090	Restroom	Fair	Toilet Partitions, Metal	7	5	7906288
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,150 SF	3	7645130
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	25	7645119
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	7645133
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,200 SF	3	7645152
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	3	7645148
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7645114
D2010	Utility room	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7906274
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	7645112
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	7645137
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	5	15	7645115
D2010	Lab	Fair	Emergency Plumbing Fixtures, Eye Wash	1	5	7645121
D2010	Classrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	7645123

Component Condition Report | Laguna Beach Community and Recreation Center / Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,714 SF	25	7645125
D2010	Lab	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	5	15	7645126
D2010	Classrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	3	15	7645110
D2010	Restrooms	Fair	Urinal, Standard	3	15	7645129
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 6 IN	8	25	7645140
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	4	5	7645124
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	5,714 SF	15	7906278
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	7645127
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	10	7645122
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	4	10	7645107
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,714 SF	10	7645134
D4010	Utility closet	Fair	Fire Riser, Wet Standpipe, 4 IN	1	25	7645132
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 400 AMP	1	15	7645149
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	5,714 SF	25	7645151
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	6	5	7645128
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,714 SF	5	7645109
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	5,714 SF	3	7645116
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7906269
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	5,714 SF	5	7645147
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,714 SF	3	7906276
Equipment & Furnishings						

Component Condition Report | Laguna Beach Community and Recreation Center / Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Kiln room	Fair	Ceramics Equipment, Kiln	1	5	7645131
E2010	Lab	Fair	Casework, Cabinetry, Standard	52 LF	5	7645105
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	32 LF	5	7645135
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	16 LF	25	7645150
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	92 LF	5	7645139
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	72 LF	5	7645142

Component Condition Report | Lang Park Community Center / Lang Park Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	6,150 SF	5	7815838
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	9	7815843
B2020	Building Exterior	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	29	21	7815829
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	16	7815809
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,911 SF	10	7815848
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	0	7815812
Interiors						
C1010	Throughout building	Fair	Interior Wall, Concrete Block (CMU)	4,000 SF	25	7815826
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	16	7815797
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,400 SF	10	7815849
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,703 SF	4	7815789
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	11	7815803
C2010	The Port	Fair	Wall Finishes, Fabric	200 SF	4	7815804
C2030	Restroom hallway	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	1,500 SF	5	7815837

Component Condition Report | Lang Park Community Center / Lang Park Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Multipurpose room	Fair	Flooring, Maple Sports Floor, Refinish	4,000 SF	5	7815817
C2030	Restrooms	Fair	Flooring, Ceramic Tile	550 SF	11	7815857
C2030	The Port	Fair	Flooring, Vinyl Tile (VCT)	2,900 SF	4	7815825
C2050	Interior	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	4	7815840
Plumbing						
D2010	The Port	Fair	Water Heater, Gas, Residential	1	4	7815855
D2010	Utility closet	Poor	Water Heater, Gas, Residential	1	0	7815813
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,911 SF	11	7815858
D2010	The Port	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	7815815
D2010	Restroom	Fair	Toilet, Commercial Water Closet	5	6	7815816
D2010	Restrooms	Fair	Urinal, Standard	2	6	7815794
D2010	Restroom hallway	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	7815810
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	6	7815831
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	5	7815824
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	1	10	7815793
D3020	Mechanical room	Fair	Furnace, Gas	1	12	7815805
D3020	Mechanical room	Fair	Furnace, Gas	1	10	7815852
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	8	7902433
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	8	7902435
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7815798
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	2	7815839
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	7815821
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	11	7815833

Component Condition Report | Lang Park Community Center / Lang Park Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,911 SF	11	7815851
D5040	Electrical room	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,911 SF	10	7815814
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	6	7815819
Fire Alarm & Electronic Systems						
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7902470
D7050	Electrical room	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,911 SF	3	7815801
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,911 SF	8	7902440
Equipment & Furnishings						
E1070	Multipurpose room	Good	Basketball Backboard, Ceiling-Mounted	1	28	7815802
E2010	The Port	Fair	Casework, Cabinetry, Standard	14 LF	13	7815836
E2010	The Port	Good	Casework, Countertop, Solid Surface	14 LF	29	7815806
E2010	Restrooms	Fair	Casework, Countertop, Ceramic Tile	16 LF	5	7815823

Component Condition Report | Lost Pier Cafe / Lost Pier Cafe

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,000 SF	0	7701877
B2010	Building Exterior	Good	Exterior Walls, Stone	1,000 SF	34	7701878
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	3	5	7701894
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	14	7701921
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	4	14	7701870
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	24	7701908
B2070	Building Exterior	Poor	Louvers, Aluminum	17	0	7701914
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	200 SF	5	7701880

Component Condition Report | Lost Pier Cafe / Lost Pier Cafe

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Good	Roofing, Clay/Concrete Tile	2,000 SF	34	7701916
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	24	7701885
B3060	Roof	Fair	Roof Hatch, Metal	1	14	7701864
Interiors						
C1030	Throughout building	Poor	Interior Door, Wood, Solid-Core	2	0	7701879
C1030	Throughout building	Poor	Door Hardware, Office, per Door	2	0	7701904
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	3,400 SF	14	7701926
C2030	Throughout building	Good	Flooring, Quarry Tile	1,400 SF	34	7701898
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	3	7701895
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	4	7701923
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,700 SF	0	7701875
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	14	7701859
D2010	Roof	Fair	Water Heater, Electric, Commercial (12 kW)	1	14	7701905
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	7701896
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	7701887
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	7701918
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	19	7701858
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	14	7701881
HVAC						
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	14	7701865
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,700 SF	14	7701890
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	7701876
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	14	7701892
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	7701861

Component Condition Report | Lost Pier Cafe / Lost Pier Cafe

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	4	7701897
Electrical						
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	14	7701903
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,700 SF	24	7701909
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,700 SF	6	7701919
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	13	5	7701868
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,700 SF	3	7701886
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	7701860
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	9	7701872
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7701857
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	13	7701925
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	3	7701899
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	3	7701913
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	7701863
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	3	7701917
E1030	Kitchen	Fair	Foodservice Equipment, Conveyor Toaster	1	5	7701893
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7701912
E1030	Kitchen	Fair	Foodservice Equipment, Fountain Drink Dispenser	1	4	7701867
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7701862
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	9	7701910
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	0	7701884
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	12	7701873

Component Condition Report | Lost Pier Cafe / Lost Pier Cafe

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7701906
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7701911
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	13	7701907
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	14	7701902
E1030	Kitchen	Fair	Foodservice Equipment, Draft Beer System, Air-Cooled	1	5	7701920
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	7701891
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	9	7701869

Component Condition Report | Orange County Public Library - Laguna Beach Branch / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior Lower Wall	Poor	Exterior Walls, Wood Siding	10,290 SF	0	7640969
B2010	Building Exterior Upper Wall	Poor	Exterior Walls, Wood Siding	520 SF	0	7640954
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	5	7640977
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	10	5	7640961
B2050	Rear Entrance to Office Space	Failed	Exterior Door, Wood, Solid-Core	1	0	7640966
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	7640990
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	5	7640986
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,600 SF	5	7640952
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,600 SF	5	7640987
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	520 LF	5	7640989
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	10	7640971
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	5	7640951

Component Condition Report | Orange County Public Library - Laguna Beach Branch / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,290 SF	5	7640975
C2010	Building Exterior	Fair	Wall Finishes, Ceramic Tile	200 SF	10	7640963
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	10,290 SF	0	7640955
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	10	7640964
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,000 SF	5	7847736
C2050	Foyer	Fair	Ceiling Finishes, Wood Paneling	2,000 SF	5	7640956
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	8,000 SF	20	7640976
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	5	7640973
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	7640984
D2010	Restrooms	Fair	Urinal, Standard	1	5	7640962
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	10	7640985
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,290 SF	10	7640979
D2030	Roof	Fair	Supplemental Components, Drains, Roof	7	10	7640953
HVAC						
D3050	Roof	Poor	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	0	7640972
Electrical						
D5020	Building Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7847738
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,290 SF	10	7640959
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	22	10	7640974
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,290 SF	10	7640980
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,290 SF	8	7640965
D7050	Office	Poor	Fire Alarm Panel, Multiplex	1	0	7640960
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	10,290 SF	0	7640988

Component Condition Report | Orange County Public Library - Laguna Beach Branch / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Office	Fair	Casework, Cabinetry, Standard	32 LF	5	7640967
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	16 LF	5	7640970
E2010	Front Desk	Fair	Casework, Cabinetry, High-End or Laboratory	30 LF	5	7640978

Component Condition Report | Public Works / Public Works

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco, Repair	100 SF	0	7668672
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	7669365
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	4,000 SF	24	7668663
B2020	Building Exterior	Good	Windows, any type by SF	350 SF	24	7668662
B2050	Building Exterior, Restrooms	Good	Exterior Door, Steel, Standard	2	34	7669362
B2050	Building Exterior	Fair	Exterior Door, Wood, French Residential	8	19	7668658
B2050	Building Exterior, Garage	Fair	Exterior Door, Wood, Solid-Core	1	9	7668655
Roofing						
B3010	Roof	Excellent	Roofing, Clay/Concrete Tile	2,000 SF	47	7668661
B3060	Roof	Excellent	Roof Skylight, per unit, up to 20 SF	4	30	7678263
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Decorative	8	34	7668665
C2010	Common Area Restrooms	Good	Wall Finishes, Ceramic Tile	384 SF	34	7668664
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,600 SF	4	7668671
C2030	Common Area Restrooms	Fair	Flooring, Ceramic Tile	84 SF	34	7668659
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	4	7668653
C2030	Exterior Decks	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	300 SF	5	7678264

Component Condition Report | Public Works / Public Works

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,615 SF	4	7668656
Plumbing						
D2010	Common Area Restroom, Above Ceiling	Poor	Water Heater, Electric, Residential, 6 GAL	1	0	7668674
D2010	Common Area Restrooms	Fair	Toilet, Commercial Water Closet	2	24	7668678
D2010	Common Area Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	24	7668668
D2010	Interior	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	24	7668680
D2010	Common Area Restrooms	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	200 SF	40	7678258
HVAC						
D3030	Parking Garage	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 13 TON [AC-2]	1	9	7668675
D3030	Parking Garage	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5.75 TON [AC-1]	1	9	7668657
Electrical						
D5020	Parking Garage	Good	Switchboard, 120/240 V, 400 AMP	1	34	7668669
D5020	Parking Garage	Good	Distribution Panel, 120/240 V, 400 AMP [GM]	1	24	7668654
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,230 SF	14	7668670
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,230 SF	10	7668660

Component Condition Report | The Laguna Playhouse / The Laguna Playhouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco, Prep & Paint	13,720 SF	1	7727880
B2020	Building Exterior	Poor	Glazing, any type, by SF	200 SF	2	7727824
B2020	Building exterior	Poor	Storefront, Glazing & Framing	2,200 SF	1	7908390
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x8'	1	10	7727782
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core Commercial	1	1	7727868

Component Condition Report | The Laguna Playhouse / The Laguna Playhouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	20	7727760
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	15,050 SF	1	7727893
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	11	5	7727819
Interiors						
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	9	15	7727795
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,580 SF	5	7727779
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	35	7727835
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	35	7727771
C2030	Stage	Fair	Flooring, Luxury Vinyl Tile (LVT)	6,740 SF	8	7727821
C2030	Green Room	Poor	Flooring, Rubber Tile	1,130 SF	2	7727866
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	4,420 SF	2	7727890
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	7727797
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,290 SF	5	7727762
Plumbing						
D2010	Janitor	Good	Water Heater, Electric, Residential	1	11	7727826
D2010	Dressing Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	15	7727850
D2010	Restrooms	Good	Urinal, Standard	4	25	7727812
D2010	Janitor	Fair	Sink/Lavatory, Service Sink, Floor	1	20	7727790
D2010	Dressing Rooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	7727838
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,890 SF	0	7727769
D2010	Costume Shop	Fair	Water Heater, Gas, Residential	1	3	7727863
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	25	7727818
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	4	25	7727857
D2010	Dressing Rooms	Fair	Shower, Fiberglass	3	10	7727871

Component Condition Report | The Laguna Playhouse / The Laguna Playhouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2020	Green Room	Good	Pump, Sewage Ejector	1	13	7727786
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	5	7727806
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7727777
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7727859
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	7727831
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	7727757
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7727873
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7727842
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7727877
D3050	Roof	Good	HVAC System, Ductwork, Medium Density	5,160 SF	25	7727852
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	7727854
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	7727844
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7727802
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	7727800
D3050	Roof	Failed	HVAC System, Ductwork, Medium Density	7,730 SF	0	7727861
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	13	7727774
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	19	7727787
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	12,890 SF	5	7727753
Electrical						
D5020	Electrical room	Poor	Switchboard, 120/208 V	1	1	7727840
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	10	7727829
D5020	Building exterior	Fair	Switchboard, 120/208 V, 1200 AMP	1	3	7727815
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,890 SF	0	7727767

Component Condition Report | The Laguna Playhouse / The Laguna Playhouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	10	7727804
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,890 SF	10	7727745
Fire Alarm & Electronic Systems						
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,890 SF	2	7727883
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	12,890 SF	13	7727886
Equipment & Furnishings						
E1030	Lobby	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7727748
E1030	Utility closet	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7727783
E1030	Lobby	Poor	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	2	7727750
E1030	Lobby	Poor	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	2	7727766
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7727755
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,920 SF	8	7727792
E2010	Lobby	Poor	Casework, Countertop, Ceramic Tile	42 LF	2	7727847
E2010	Theater	Poor	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	407	2	7727895
E2010	Lobby	Fair	Casework, Cabinetry, Standard	42 LF	10	7727810
Follow-up Studies						
P2030	Throughout building	NA	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	7836076
P2030	Throughout building	NA	Engineering Study, Electrical, General Design, Design	1	0	7836078

Component Condition Report | Festival of Arts Complex / Festival of Arts – Exhibition Shelters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior-Green Stage	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	7697978
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	850 SF	13	7697965

Component Condition Report | Festival of Arts Complex / Festival of Arts – Exhibition Shelters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	21,000 SF	13	7697980
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	23	7697972
D2010	Throughout building-Green Stage	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7697966
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	7697964
D3060	Throughout building	Good	Exhaust Fan, Propeller, 0.75 HP Motor	3	13	7697963
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	18	7697967
Fire Protection						
D4010	Throughout building-Green Stage	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	850 SF	18	7697974
Electrical						
D5020	Building exterior-Green Stage	Fair	Distribution Panel, 120/208 V	1	15	7697971
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	21,000 SF	35	7697969
D5030	Throughout building-Green Stage	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	21,000 SF	33	7697976
D5040	Throughout building-Green Stage	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,000 SF	13	7697977
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,000 SF	15	7697979
Fire Alarm & Electronic Systems						
D7050	Throughout building-Green Stage	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	21,000 SF	13	7697975
Special Construction & Demo						
F1020	Throughout building	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	21,000 SF	23	7697968
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	7,280 SF	10	7697970
Sitework						
G2080	Site	Good	Irrigation System, Control Panel	1	10	7697973

Component Condition Report | Lost Pier Cafe / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Metal, per SF of awning	150 SF	24	7701901
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	83,000 SF	2	7701889
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	83,000 SF	9	7701882
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	4	7701900
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	80 LF	24	7701874
G2060	Site	Fair	Flagpole, Metal	1	14	7701922
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	4	9	7701924
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	12	8	7701883
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	24	7701915
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	150 SF	34	7701871
Follow-up Studies						
P2030	Site	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	7701888

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

Component Condition Report | Corporation Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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						
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						

Component Condition Report | Corporation Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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

Component Condition Report | Public Works / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2030	Site	Fair	Flooring, Ceramic Tile	100 SF	3	7668673
Electrical						
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED	8	14	7668666
Equipment & Furnishings						
E1010	Parking garage	Excellent	Charging Station, Electric Vehicle, Single Connection	1	15	7668677
Pedestrian Plazas & Walkways						
G2030	Balcony	Excellent	Sidewalk, Brick/Masonry Pavers	150 SF	30	7669363
G2030	Ramp, Stairs	Good	Sidewalk, Brick/Masonry Pavers	300 SF	20	7669364

Component Condition Report | Public Works / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2080	Site	Fair	Irrigation System, Drip System	335 SF	14	7668679
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	1	14	7668676

Component Condition Report | Fire Station #2 / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1050	Site	Fair	Crane, 2 Ton	1	3	7816074
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate Operator	1	10	7816076
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	60 SF	3	7816073
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	100 SF	25	7816046
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Concrete	5,400 SF	45	7816062
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,500 SF	45	7910733
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	250 LF	5	7910734
G2060	Site	Fair	Flagpole, Metal	1	20	7910731
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Tube Steel Sliding Electric	1	10	7910735
G2080	Site	Fair	Irrigation System, Drip System	850 SF	10	7910732

Component Condition Report | Festival of Arts Complex / Festival of Arts – Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7744216

Component Condition Report | Festival of Arts Complex / Festival of Arts – Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Good	Backflow Preventer, Domestic Water	1	25	7697862
D2010	Site	Good	Backflow Preventer, Domestic Water	1	20	7744214
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	4	8	7697860
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	8	7744215
Electrical						
D5010	Site	Fair	Generator, Diesel	1	5	7697858
D5010	Site	Fair	Automatic Transfer Switch, ATS	1	5	7697859
D5020	Site	Fair	Switchboard, 120/208 V	1	20	7697861
Sitework						
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	100	5	7744217

Component Condition Report | Festival of Arts Complex / Festival of Arts – Tennis Courts

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	8	7697864
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,700 SF	9	7697865
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	12,700 LF	20	7697863
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	13	7697867
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	13	7697866

Component Condition Report | Lang Park Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	4	7815791
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	25	7815799
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	75 SF	15	7815845
Pedestrian Plazas & Walkways						
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,000 SF	24	7815856
G2030	Site	Fair	Sidewalk, Asphalt	8,300 SF	10	7815811
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	12 LF	40	7815786
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	950 SF	20	7815792
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Sand, 6" Depth	1,800 SF	10	7815822
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	23	7815847
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	6,600 SF	8	7815844
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7815850
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	2,400 SF	10	7815846
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7815828
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7815834
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	1,900 SF	5	7815832
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	1,800 SF	20	7815820
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	9	7815842
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	7815854
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	20	7815853
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	335 LF	20	7815796

Component Condition Report | Lang Park Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	10	7815827
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	700 SF	30	7815841
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7815835
G2060	Site	Fair	Park Bench, Precast Concrete	5	15	7815788
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	20	7815800
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	400 SF	20	7815795
G2080	Site	Fair	Irrigation System, Control Panel	1	10	7815807
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	70,000 SF	10	7815830
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	3	10	7815790
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	2	10	7815787

Component Condition Report | City Hall Complex / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2030	Site	Fair	Pump, Sump	1	10	7718249
Equipment & Furnishings						
E1010	Site	Good	Charging Station, Electric Vehicle, Single Connection	2	11	7718256
Pedestrian Plazas & Walkways						
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
Sitework						
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

Component Condition Report | City Hall Complex / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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

Component Condition Report | Lot #11 - Forest/Laguna Canyon Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Site	Good	Distribution Panel, 120/208 V, 400 AMP	1	26	7660812
D5020	Site	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	26	7660815
Fire Alarm & Electronic Systems						
D7030	Site	Good	Security Camera, Typical	1	6	7660822
Equipment & Furnishings						
E1010	Site	Good	Charging Station, Electric Vehicle, Dual Connection	2	11	7664127
Pedestrian Plazas & Walkways						
G2010	Bridge	Good	Roadways, Pavement, Concrete	400 SF	46	7660821
G2020	Site	Good	Parking Lots, Parking Control Equipment, Pay Station	2	16	7660811
G2020	Site	Good	Parking Lots, Pavement, Brick Pavers, Power Wash, Seal & Stripe	21,880 SF	3	7660818
G2030	Sidewalk	Good	Sidewalk, Concrete, Small Areas/Sections	6,400 SF	46	7660810
G2030	Parking Lot	Good	Parking Lot Pavement, Brick/Masonry Pavers	21,880 SF	26	7663681
Sitework						
G2060	Barrier at Drainage Channel	Good	Fences & Gates, Fence, Metal Tube 4'	550 LF	36	7660814
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	2	16	7660817

Component Condition Report | Lot #11 - Forest/Laguna Canyon Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking Lot	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	3	16	7660819

Component Condition Report | Lot #12 - Lumberyard Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
------------	----------	-----------	------------------------	----------	-----	----

Equipment & Furnishings

E1010	Site	Good	Charging Station, Electric Vehicle, Dual Connection	2	10	7660801
-------	------	------	---	---	----	---------

Pedestrian Plazas & Walkways

G2020	Parking lot	Good	Parking Lots, Parking Control Equipment, Pay Station	3	16	7660807
-------	-------------	------	--	---	----	---------

G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,650 SF	21	7660806
-------	-------------	------	---	-----------	----	---------

G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,650 SF	3	7660803
-------	-------------	------	--	-----------	---	---------

G2030	Parking lot	Good	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	45	7660808
-------	-------------	------	--	----------	----	---------

Athletic, Recreational & Playfield Areas

G2050	Site	Fair	Trail Surface, Decomposed Granite, Compacted	3,000 SF	6	7660804
-------	------	------	--	----------	---	---------

Sitework

G2060	Site	Good	Retaining Wall, Treated Timber	1,333 SF	21	7660805
-------	------	------	--------------------------------	----------	----	---------

G2060	Site, Barrier at Drainage Channel	Good	Fences & Gates, Fence, Metal Tube 4'	550 LF	35	7664126
-------	-----------------------------------	------	--------------------------------------	--------	----	---------

G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	1,600 SF	40	7660809
-------	------	------	--	----------	----	---------

G2060	Site	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	4	21	7660800
-------	------	------	---	---	----	---------

G4050	Parking lot	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	15	16	7660802
-------	-------------	------	---	----	----	---------

Component Condition Report | Animal Shelter / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
------------	----------	-----------	------------------------	----------	-----	----

Special Construction & Demo

F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	17	7704853
-------	------	------	--	--------	----	---------

F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	180 SF	15	7704821
-------	------	------	--	--------	----	---------

Pedestrian Plazas & Walkways

Component Condition Report | Animal Shelter / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking Area, Visitor	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,500 SF	2	7705341
G2020	Parking Lot, Staff	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,900 SF	7	7705577
G2020	Parking Area, Visitor	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,500 SF	12	7704854
G2020	Parking Lot, Staff	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	2,900 SF	2	7705578
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	200 SF	37	7704848
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Trail Surface, Natural Wood Covering, Chips 3" Depth	4,600 SF	5	7705576
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	7	7704838
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted	1	7	7704849
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	7	7704806
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	7	7704840
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	210 LF	7	7705342
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	27	7704808
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Wood Swinging, Manual	1	7	7704794
Follow-up Studies						
P2030	Site	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	7705695

Component Condition Report | The Laguna Playhouse / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	250 SF	15	7836173
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Structural, Retaining Wall, Evaluate/Report	1	0	7836077

Component Condition Report | Festival of Arts Complex / Employee Parking Lot E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,820 SF	13	7697983
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,820 SF	3	7697981
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	290 SF	10	7697982

Component Condition Report | Fire Station #3 / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Curb & Gutter, Concrete	250 LF	42	7641015
G2020	Site	Good	Parking Lots, Pavement, Concrete	2,000 SF	42	7903068
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	125 LF	12	7641019
G2060	Site	Good	Retaining Wall, Stone	250 SF	32	7641009
G2060	Site	Good	Flagpole, Metal	1	22	7641027
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	220 SF	42	7641035
G2080	Site	Fair	Irrigation System, Control Panel	1	7	7903211
G2080	Site	Fair	Irrigation System, Drip System	6,000 SF	12	7903210