



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Griffin Structures - City of Laguna Beach FCA**

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



Festival of Arts Complex  
650 Laguna Canyon Rd  
Laguna Beach, CA 92651

### **PREPARED BY:**

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### **BV PROJECT #:**

*164043.24R000-020.354*

### **DATE OF REPORT:**

*August 14, 2024*

### **ON SITE DATE:**

*June 10, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Entertainment/Arts
<b>Number of Buildings</b>	5
<b>Main Address</b>	650 Laguna Canyon Rd, Laguna Beach, CA 92651
<b>Site Developed</b>	1940 Renovated 2017
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	June 10, 2024
<b>Management Point of Contact</b>	Griffin Structures Dustin Alamo, Vice President 949-280-4441 <a href="mailto:dalamo@griffinstructures.com">dalamo@griffinstructures.com</a>
<b>On-site Point of Contact (POC)</b>	Gary Fowler
<b>Assessment &amp; Report Prepared By</b>	Aren Hofland
<b>Reviewed By</b>	Michael Chaney Program Manager 800.733.0660 x7294222 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The Festival of Arts was built in 1940, with various buildings added over time. The most recent major renovation was to the Exhibition Shelters and Shops in 2017. At that time, major ADA upgrades were implemented. Some roofs were updated in 2019, with some HVAC assets upgraded in 2022.

### Architectural

Most of the buildings are wood framed with wood framed flat roofs. The roof finishes are either built-up or single-ply TPO. Most roof surfaces were updated in 2019. The upper roof for the Irvine Bowl stage is modified bitumen and is in fair condition. Finishes are cyclically updated as needed.

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

Heating and cooling are provided by packaged rooftop equipment. Some supplementary cooling is provided by ductless split system heat pumps. Many packaged units were updated in 2022.

Electrical distribution is copper wiring with switches updated in 2017.

Plumbing is copper supply with cast iron waste.

Fire sprinkler systems are located in the Irvine Bowl Stage, Shops & Administration, Scene Shops, and Green Stage buildings.

A fire alarm system is located throughout the site and communicates with an addressable fire alarm control panel.

### Site

The site has asphalt parking lots in the front of the site and a shared staff lot between the Festival of Arts and The Laguna Playhouse. Asphalt walkways are located through the Exhibition Shelters. The Exhibition Shelters have a robust shade structure covering a total of 21,000 square feet. A tennis court is located in the northeast corner of the property. Water fountains provide domestic water throughout the Exhibition Shelters. Site lighting is both building mounted and walkway accent lighting.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Festival of Arts – Exhibition Shelters</b>	\$1,500	21,000	\$31,500,000	0%	0%	0%	4.9%
<b>Festival of Arts – Forum Theater</b>	\$1,500	9,510	\$14,265,000	0%	1.1%	4.4%	31.3%
<b>Festival of Arts – Irvine Bowl (Stage &amp; Seating)</b>	\$1,500	31,420	\$47,130,000	0%	0.2%	2.8%	41.1%
<b>Festival of Arts – Scene Shops</b>	\$1,500	10,820	\$16,230,000	0%	0%	2.1%	13.8%
<b>Festival of Arts – Shops and Administration</b>	\$1,500	6,221	\$9,331,500	0%	8.4%	9.9%	20.2%

## Immediate Needs

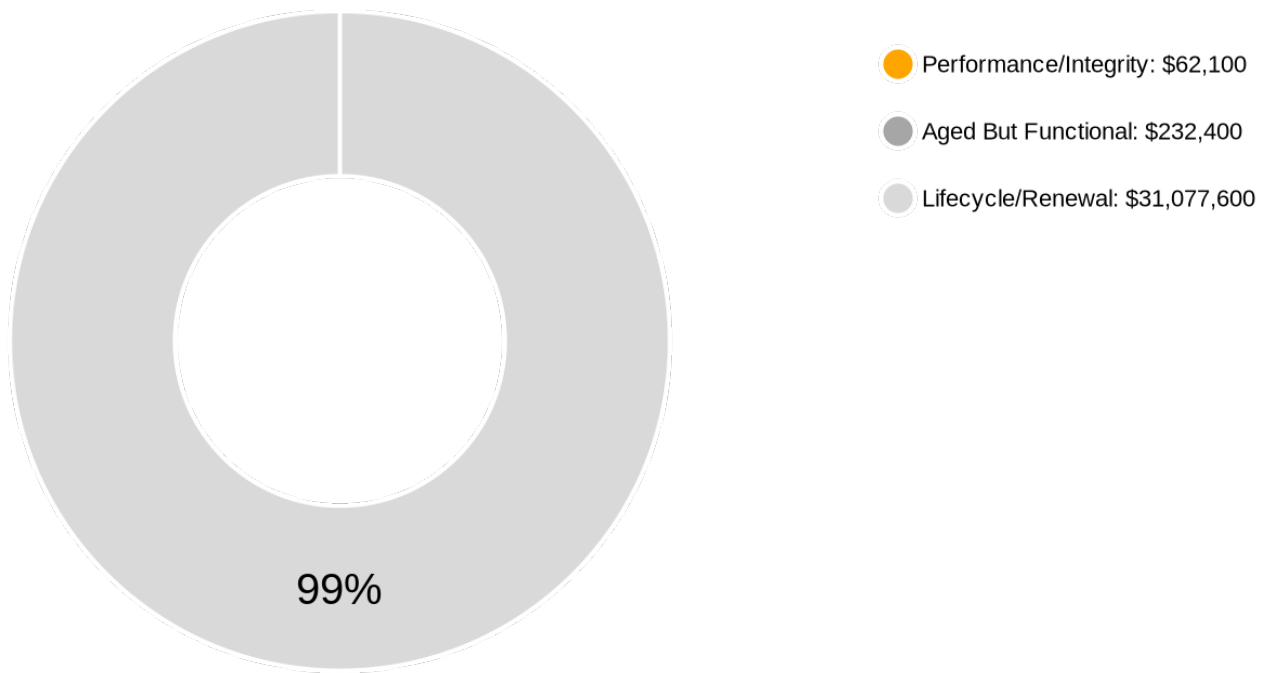
There are no immediate needs to report.

## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

### Plan Type Descriptions & Distribution

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



10-Year Total: \$31,372,100

## 2. Employee Parking Lot E



Employee Parking Lot E: Site Information		
<b>Site Area</b>	0.7 acres	
<b>Parking Spaces</b>	60 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Heavily furnished with park benches, picnic tables, trash receptacles	Good
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Severe site slopes along north and west boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway accent lighting	Fair
<b>Ancillary Structures</b>	Storage sheds	Fair

## Employee Parking Lot E: Site Information

<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

## Employee Parking Lot E: 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
<b>Sitework</b>	\$0	\$0	\$96,187	\$298,258	\$1,575,260	\$1,969,705
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$96,200</b>	<b>\$298,300</b>	<b>\$1,575,300</b>	<b>\$1,969,800</b>

### Immediate Needs

There are no immediate needs to report.

### Key Findings

There are no key findings to report.

### Employee Parking Lot E: Photographic Overview



1 – FRONT ELEVATION



2 – CMU RETAINING WALL



3 – LEFT ELEVATION



4 – REAR ELEVATION

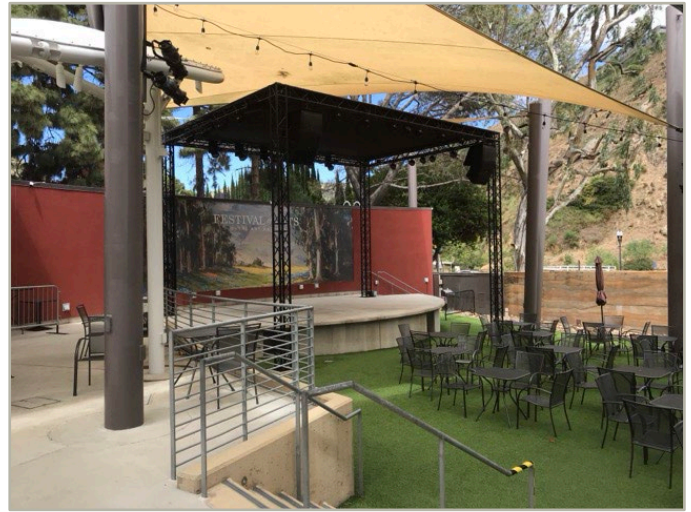


5 – RIGHT ELEVATION



6 – PARKING LOTS

### 3. Festival of Arts – Exhibition Shelters



#### Festival of Arts – Exhibition Shelters: Building Systems Summary

<b>Address</b>	650 Laguna Canyon Road, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5479337, -117.7823128	
<b>Constructed/Renovated</b>	1960	
<b>Building Area</b>	21,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Exhibition Shelter: Pre-engineered steel structure over concrete slab foundation Green Room Stage: Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete raft foundation slab	Good
<b>Facade</b>	Primary Wall Finish: CMU Windows: none	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Unfinished Floors: Unfinished Ceilings: Exposed	-
<b>Elevators</b>	None	-

<b>Festival of Arts – Exhibition Shelters: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Festival of Arts – Exhibition Shelters: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$56,638	\$56,638
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$4,337,026	\$4,337,026
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$15,446	\$15,446
<b>HVAC</b>	\$0	\$0	\$0	\$31,103	\$118,629	\$149,732
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$13,551	\$13,551
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$2,397,084	\$2,397,084
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$0	\$735,584	\$735,584
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sitework</b>	\$0	\$0	\$0	\$1,518,968	\$0	\$1,518,968
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,550,100</b>	<b>\$7,674,000</b>	<b>\$9,224,100</b>

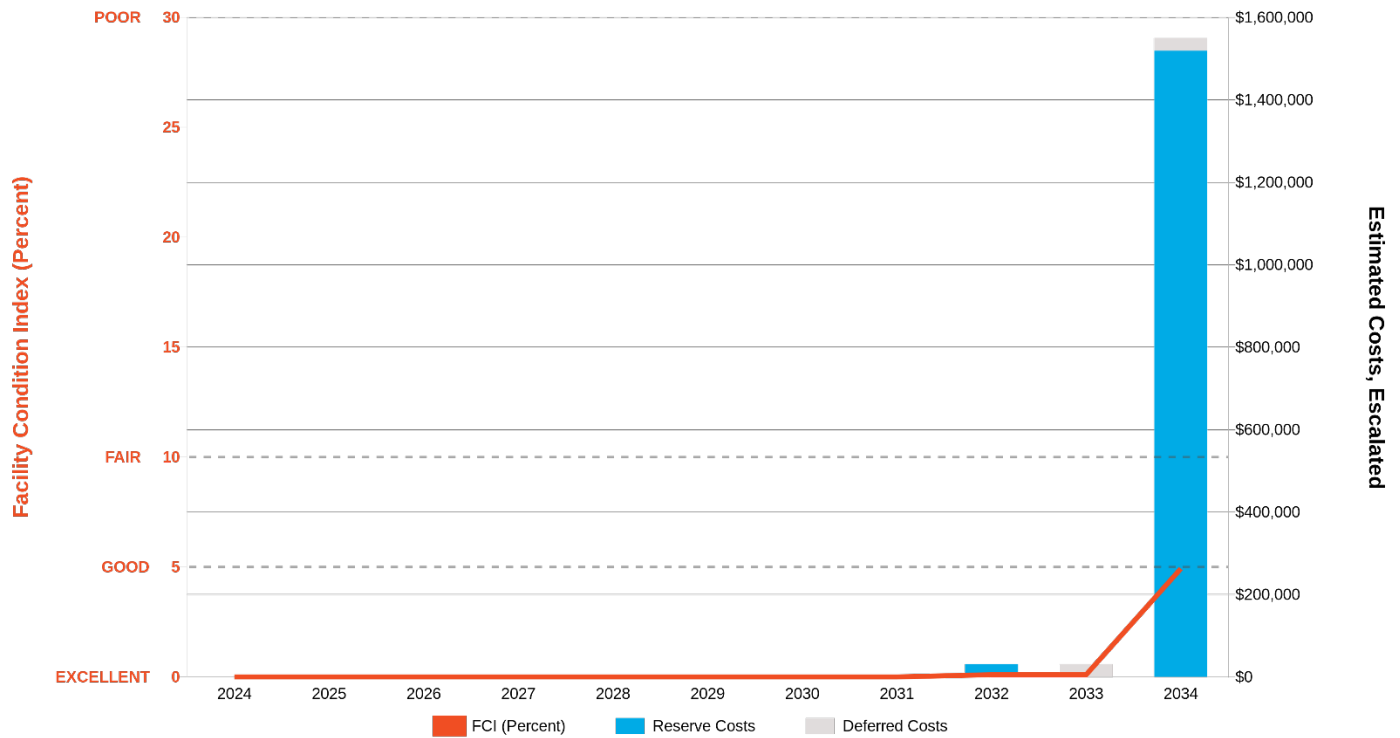
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$31,500,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$140,915.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Exhibition Shelters: Photographic Overview



1 – FRONT ELEVATION



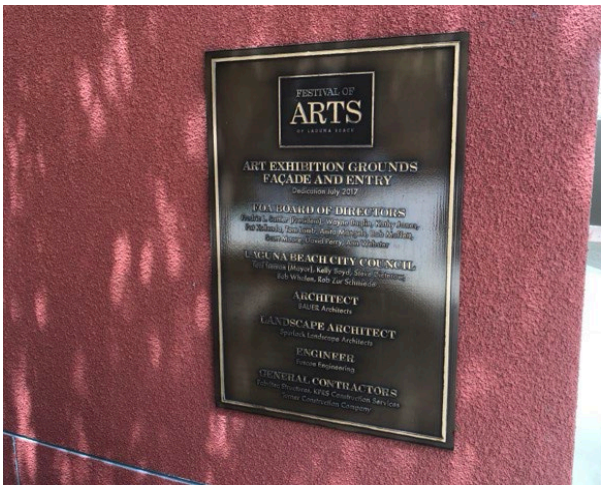
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – SIGNAGE



6 – EXTERIOR WALLS



7 – ROOFING



8 – ROOFING - GREEN STAGE BUILDING



9 – INTERIOR OVERVIEW



10 – INTERIOR OVERVIEW



11 – DUCTLESS SPLIT SYSTEM



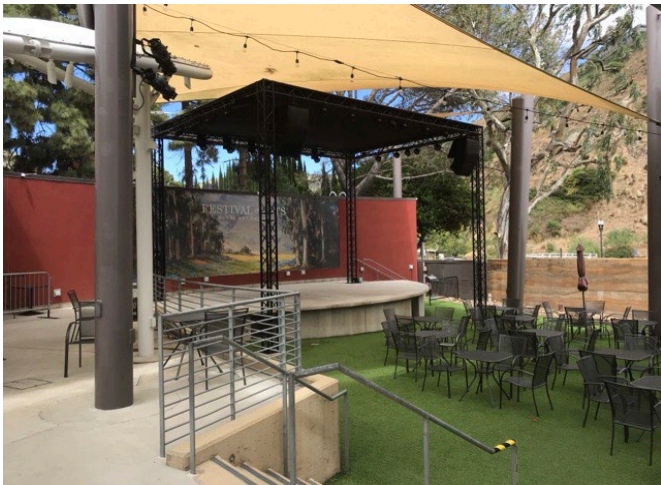
12 – FIRE SUPPRESSION SYSTEM



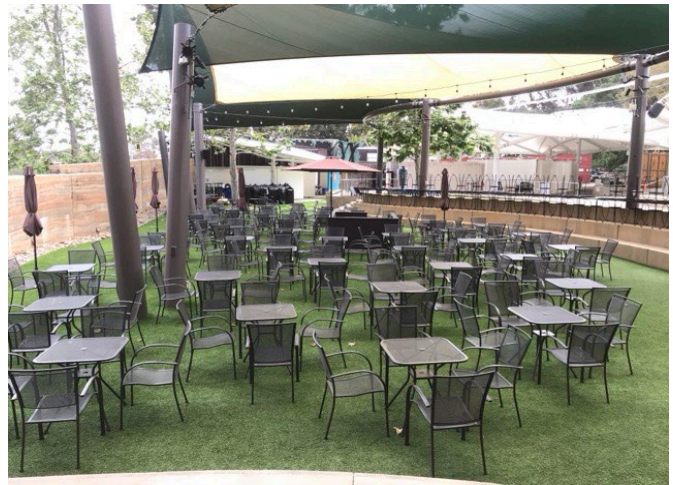
13 – SWITCHBOARD



14 – EXHIBITION SHELTER SHADE STRUC



15 – GREEN STAGE



16 – GREEN STAGE SEATING AREA

## 4. Festival of Arts – Forum Theater



### Festival of Arts – Forum Theater: Building Systems Summary

<b>Address</b>	650 Laguna Canyon Rd, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5479337, -117.7823128	
<b>Constructed/Renovated</b>	1960	
<b>Building Area</b>	9,510 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Stone veneer Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Vinyl sheeting, VCT, faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board, hard ceiling tiles, and ACT	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Festival of Arts – Forum Theater: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Festival of Arts – Forum Theater: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$120,911	\$0	\$270,508	\$391,419
<b>Roofing</b>	\$0	\$0	\$0	\$65,559	\$459,555	\$525,114
<b>Interiors</b>	\$0	\$0	\$311,837	\$212,439	\$536,363	\$1,060,639
<b>Plumbing</b>	\$0	\$0	\$0	\$76,651	\$2,439,172	\$2,515,823
<b>HVAC</b>	\$0	\$0	\$186,143	\$519,596	\$0	\$705,739
<b>Fire Protection</b>	\$0	\$0	\$0	\$40,344	\$0	\$40,344
<b>Electrical</b>	\$0	\$0	\$15,805	\$486,097	\$390,602	\$892,504
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$1,001,598	\$0	\$1,001,598
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$1,434,809	\$96,842	\$1,531,651
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$634,700</b>	<b>\$3,837,100</b>	<b>\$4,193,100</b>	<b>\$8,664,900</b>

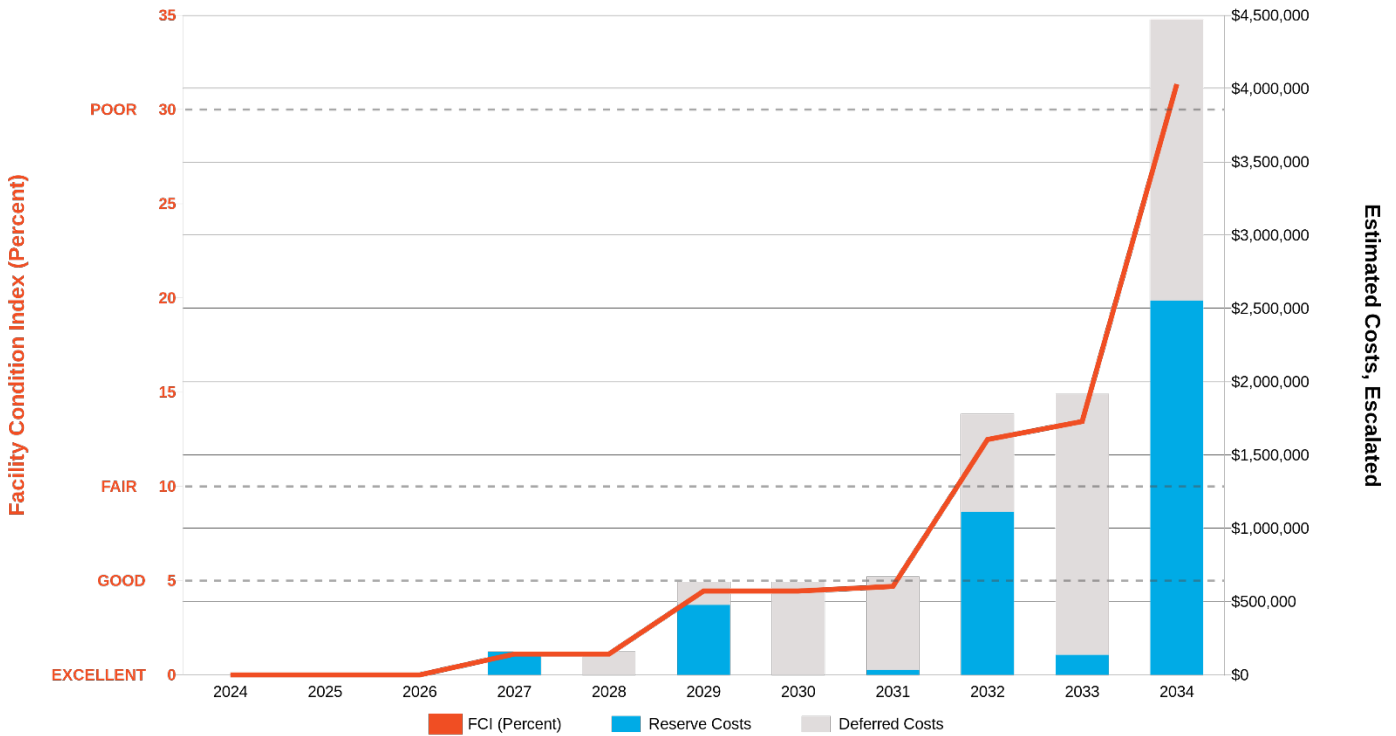
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$14,265,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$406,526.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Forum Theater: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



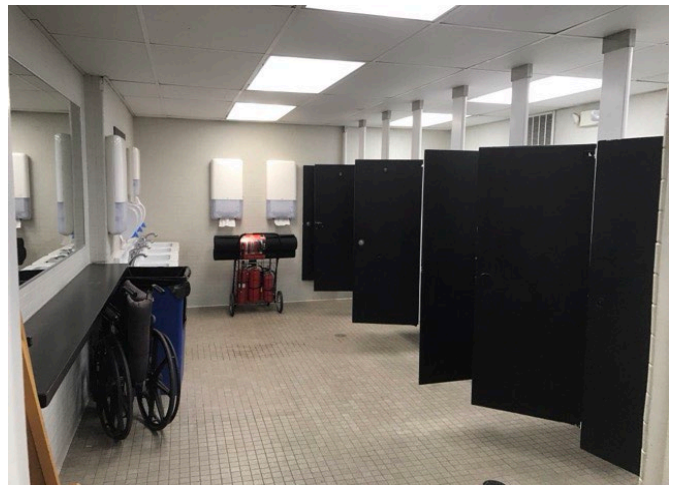
3 – REAR ELEVATION



4 – EXTERIOR WALLS



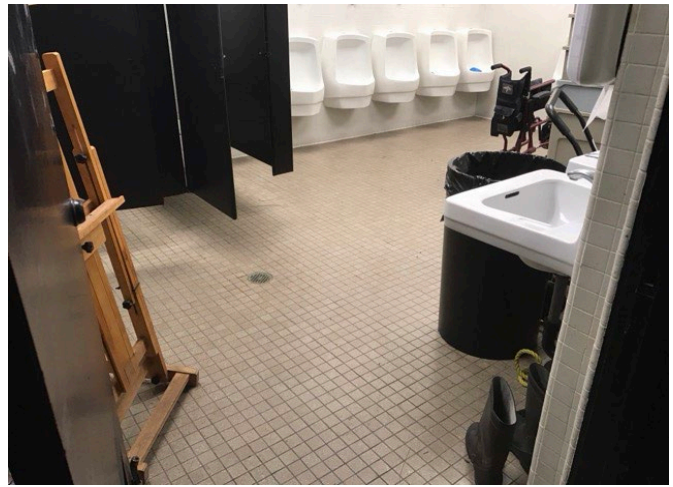
5 – ROOFING



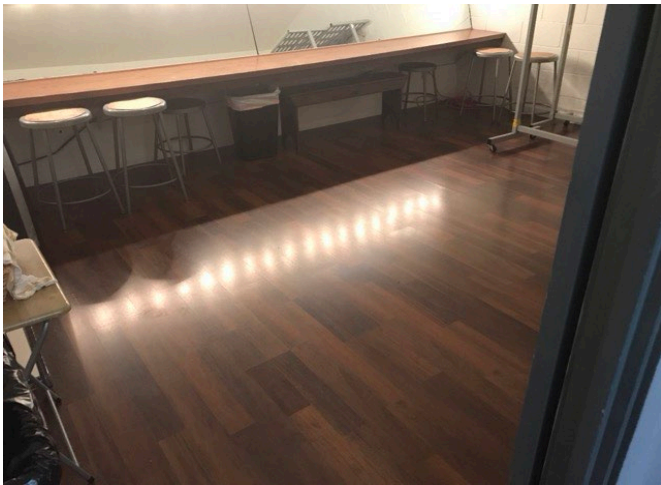
6 – RESTROOM



7 – TOILET PARTITIONS



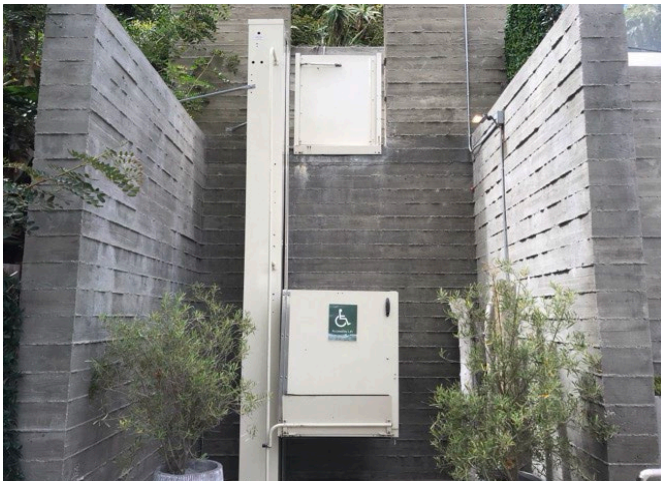
8 – FLOORING



9 – FLOORING



10 – FLOORING



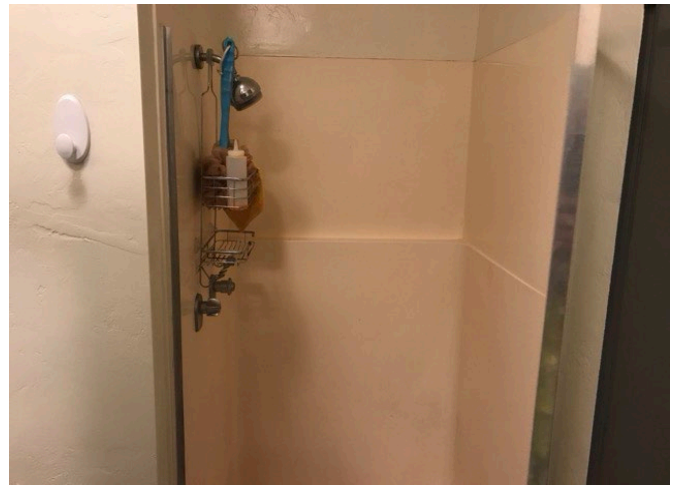
11 – VERTICAL LIFT



12 – VERTICAL LIFT



13 – WATER HEATER



14 – SHOWER



15 – PACKAGED UNIT



16 – KITCHEN OVERVIEW



17 – FOODSERVICE EXHAUST HOOD



18 – FOODSERVICE FIRE SUPPRESSION S



19 – INTERIOR LIGHTING SYSTEM



20 – SECURITY/SURVEILLANCE SYSTEM



21 – FIRE ALARM SYSTEM



22 – LAUNDRY EQUIPMENT



23 – THEATER & STAGE EQUIPMENT



24 – FIXED SEATING

## 5. Festival of Arts – Irvine Bowl (Stage & Seating)



### Festival of Arts – Irvine Bowl (Stage & Seating): Building Systems Summary

<b>Address</b>	650 Laguna Canyon Rd, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5479337, -117.7823128	
<b>Constructed/Renovated</b>	1960	
<b>Building Area</b>	31,420 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation Masonry bearing walls with wood roof deck supported by wood joists and over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, vinyl sheeting, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	-

<b>Festival of Arts – Irvine Bowl (Stage &amp; Seating): Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Festival of Arts – Irvine Bowl (Stage &amp; Seating): System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$296,352	\$24,205	\$541,871	\$862,428
<b>Roofing</b>	\$0	\$0	\$295,561	\$0	\$569,993	\$865,554
<b>Interiors</b>	\$0	\$0	\$647,746	\$1,476,725	\$1,147,059	\$3,271,530
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$6,073,448	\$6,073,448
<b>HVAC</b>	\$0	\$0	\$78,848	\$210,793	\$1,930,068	\$2,219,709
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$392,537	\$392,537
<b>Electrical</b>	\$0	\$0	\$0	\$1,426,074	\$1,380,622	\$2,806,696
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$1,806,547	\$0	\$1,806,547
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$13,111,950	\$102,981	\$13,214,931
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,318,600</b>	<b>\$18,056,300</b>	<b>\$12,138,600</b>	<b>\$31,513,500</b>

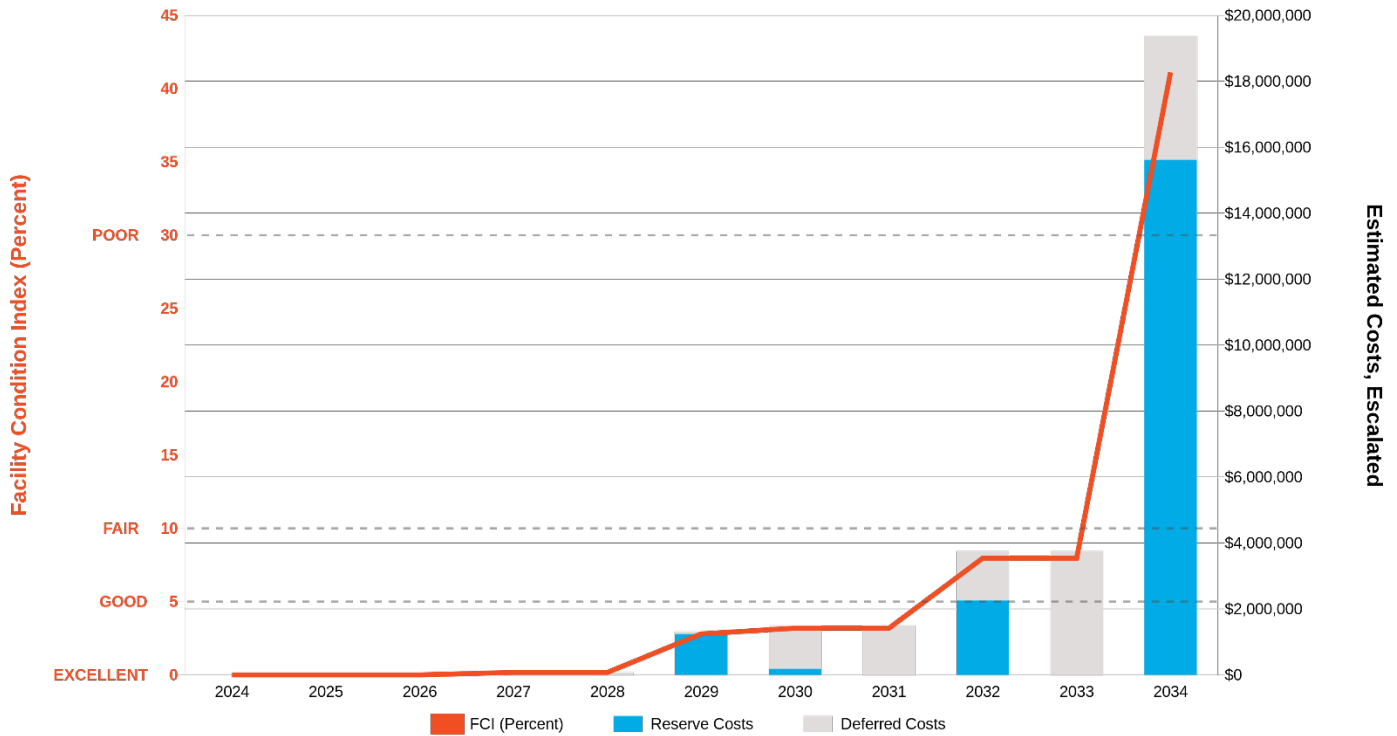
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$47,130,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$1,761,345.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Irvine Bowl (Stage & Seating): Photographic Overview



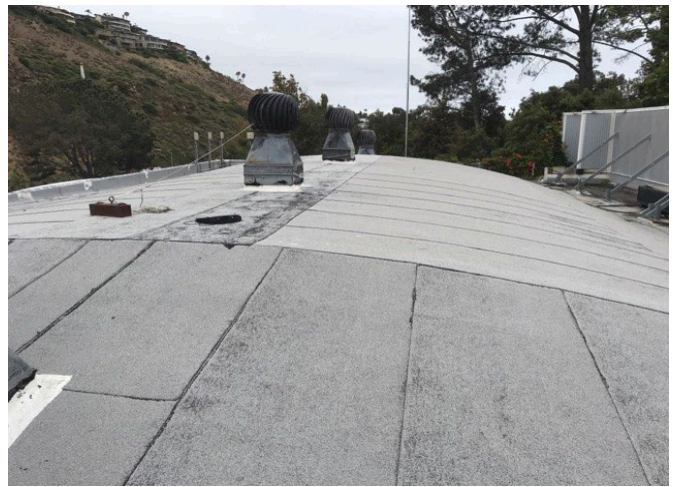
1 – FRONT ELEVATION



2 – REAR ELEVATION



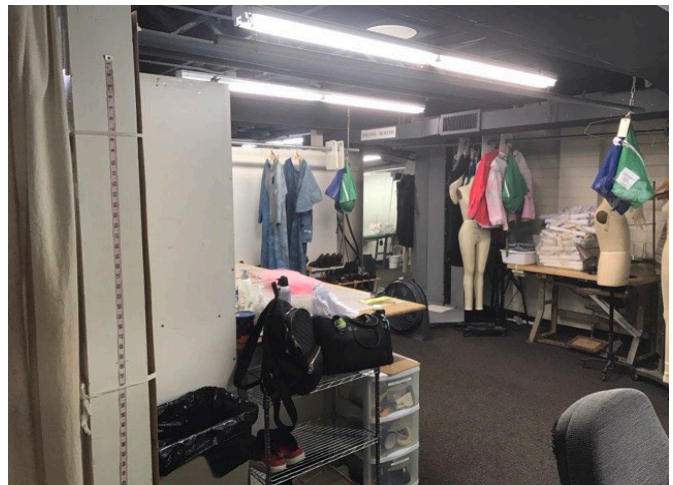
3 – ROLLUP SHUTTERS



4 – ROOFING



5 – DRESSING ROOM



6 – DRESSING ROOM



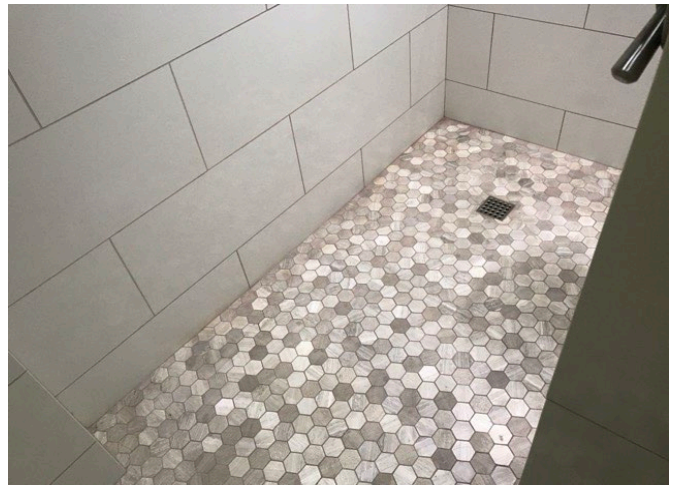
7 – CASEWORK



8 – ACOUSTIC CEILINGS



9 – TOILET PARTITIONS



10 – FLOORING



11 – FLOORING



12 – FLOORING



13 – FLOORING



14 – SERVICE SINK



15 – LAVATORY



16 – PACKAGED UNIT

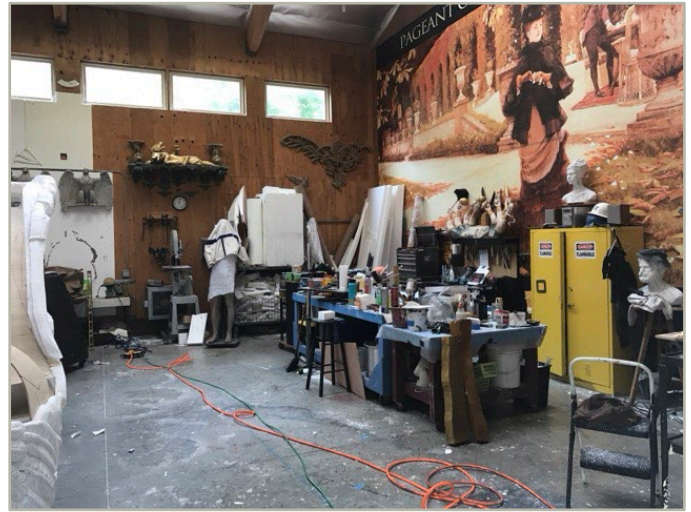


17 – FIXED SEATING



18 – STAGE

## 6. Festival of Arts – Scene Shops



### Festival of Arts – Scene Shops: Building Systems Summary

<b>Address</b>	650 Laguna Canyon Rd, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5479337, -117.7823128	
<b>Constructed/Renovated</b>	2003	
<b>Building Area</b>	10,820 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete slab foundation	Good
<b>Facade</b>	Primary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilet and sink in the restroom	Fair

<b>Festival of Arts – Scene Shops: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnace Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers,	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Festival of Arts – Scene Shops: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$304,597	\$167,576	\$472,173
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$197,804	\$201,264	\$322,201	\$721,269
<b>Conveying</b>	\$0	\$0	\$127,949	\$0	\$0	\$127,949
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$51,488	\$51,488
<b>HVAC</b>	\$0	\$0	\$19,756	\$221,894	\$0	\$241,650
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$135,176	\$135,176
<b>Electrical</b>	\$0	\$0	\$0	\$608,090	\$444,408	\$1,052,498
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$464,620	\$0	\$464,620
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$87,595	\$23,470	\$111,065
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$345,600</b>	<b>\$1,888,100</b>	<b>\$1,144,400</b>	<b>\$3,378,100</b>

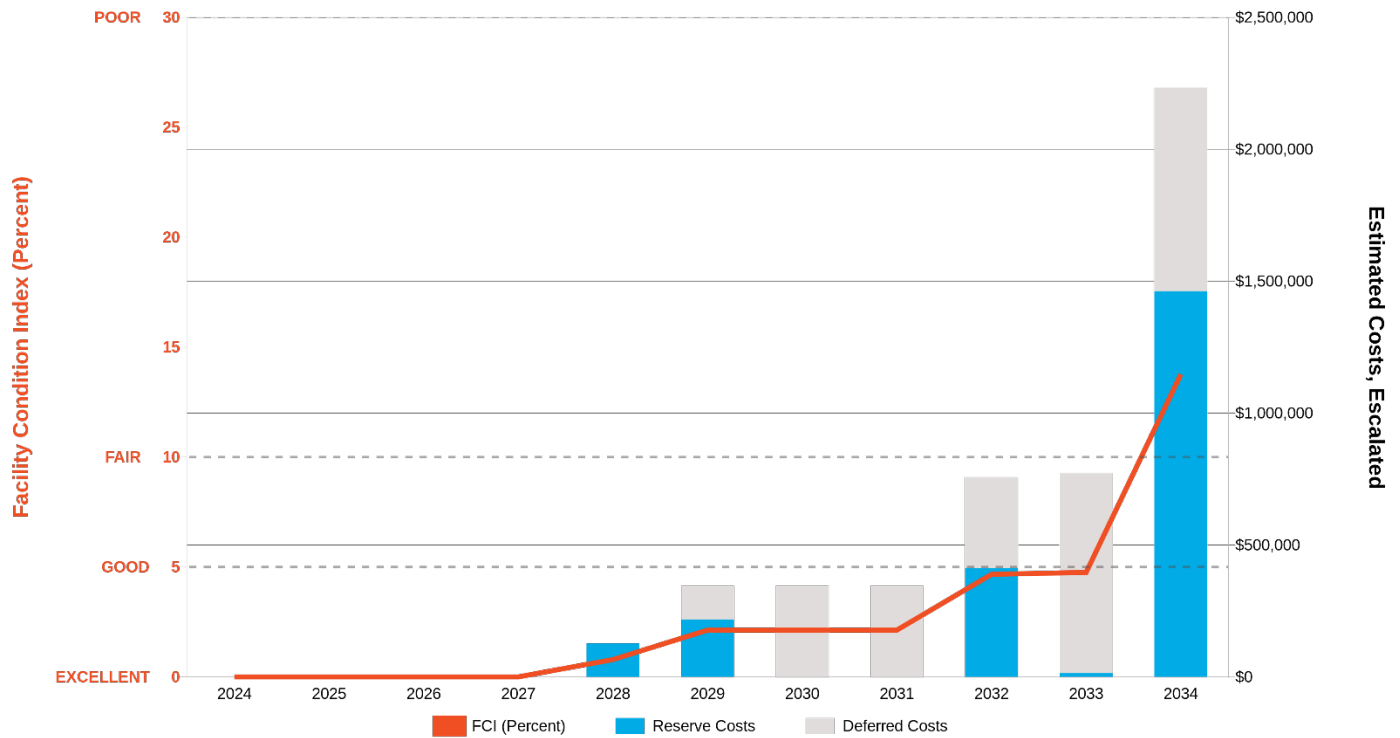
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$16,230,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$203,051.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Scene Shops: Photographic Overview



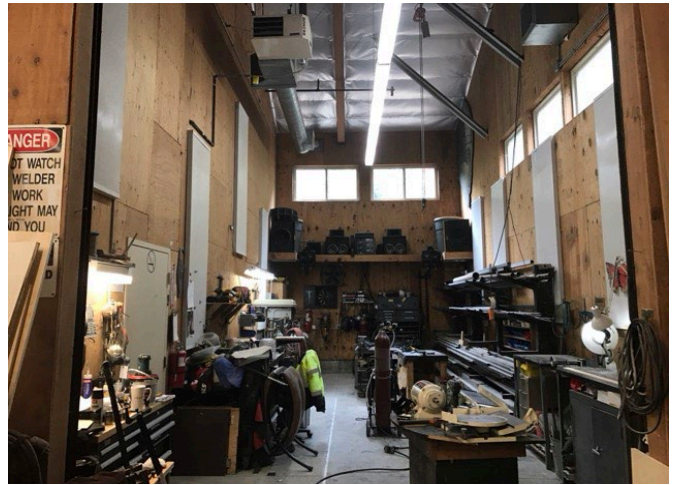
1 – FRONT ELEVATION



2 – REAR ELEVATION



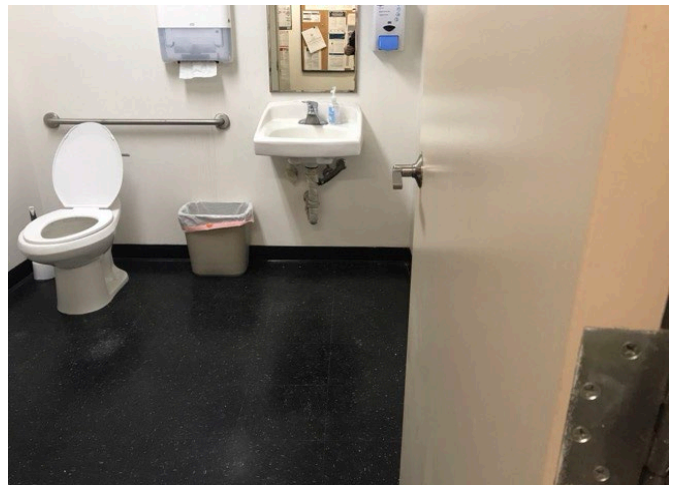
3 – ROOFING



4 – SCENE SHOP



5 – VERTICAL LIFT



6 – RESTROOM



7 – UNIT HEATER



8 – FIRE SUPPRESSION SYSTEM



9 – DISTRIBUTION PANEL



10 – FIRE ALARM PANEL

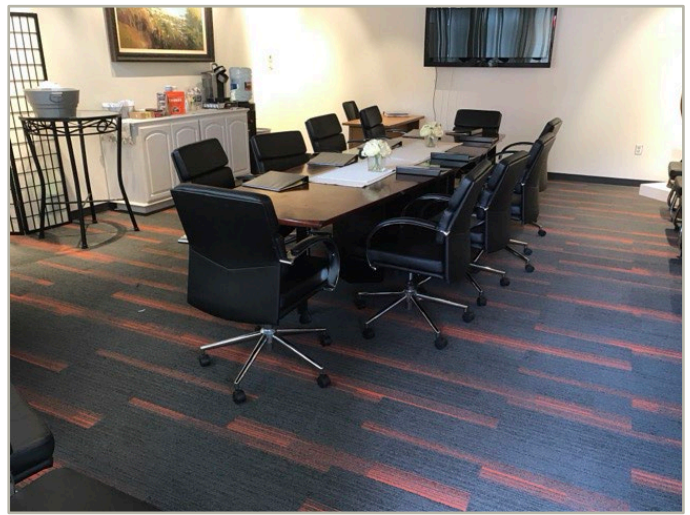


11 – LAUNDRY EQUIPMENT



12 – AED

## 7. Festival of Arts – Shops and Administration



### Festival of Arts – Shops and Administration: Building Systems Summary

<b>Address</b>	650 Laguna Canyon Rd, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5479337, -117.7823128	
<b>Constructed/Renovated</b>	1970	
<b>Building Area</b>	6,221 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: Stone veneer Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Festival of Arts – Shops and Administration: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Festival of Arts – Shops and Administration: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$86,016	\$0	\$205,495	\$291,511
<b>Roofing</b>	\$0	\$62,122	\$0	\$0	\$2,102,641	\$2,164,763
<b>Interiors</b>	\$0	\$0	\$565,720	\$0	\$1,076,282	\$1,642,002
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$1,155,157	\$1,155,157
<b>HVAC</b>	\$0	\$210,942	\$0	\$92,021	\$566,199	\$869,162
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$99,191	\$99,191
<b>Electrical</b>	\$0	\$0	\$0	\$87,824	\$352,605	\$440,429
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$780,757	\$0	\$780,757
<b>TOTALS</b>	<b>\$0</b>	<b>\$273,100</b>	<b>\$651,800</b>	<b>\$960,700</b>	<b>\$5,557,600</b>	<b>\$7,443,200</b>

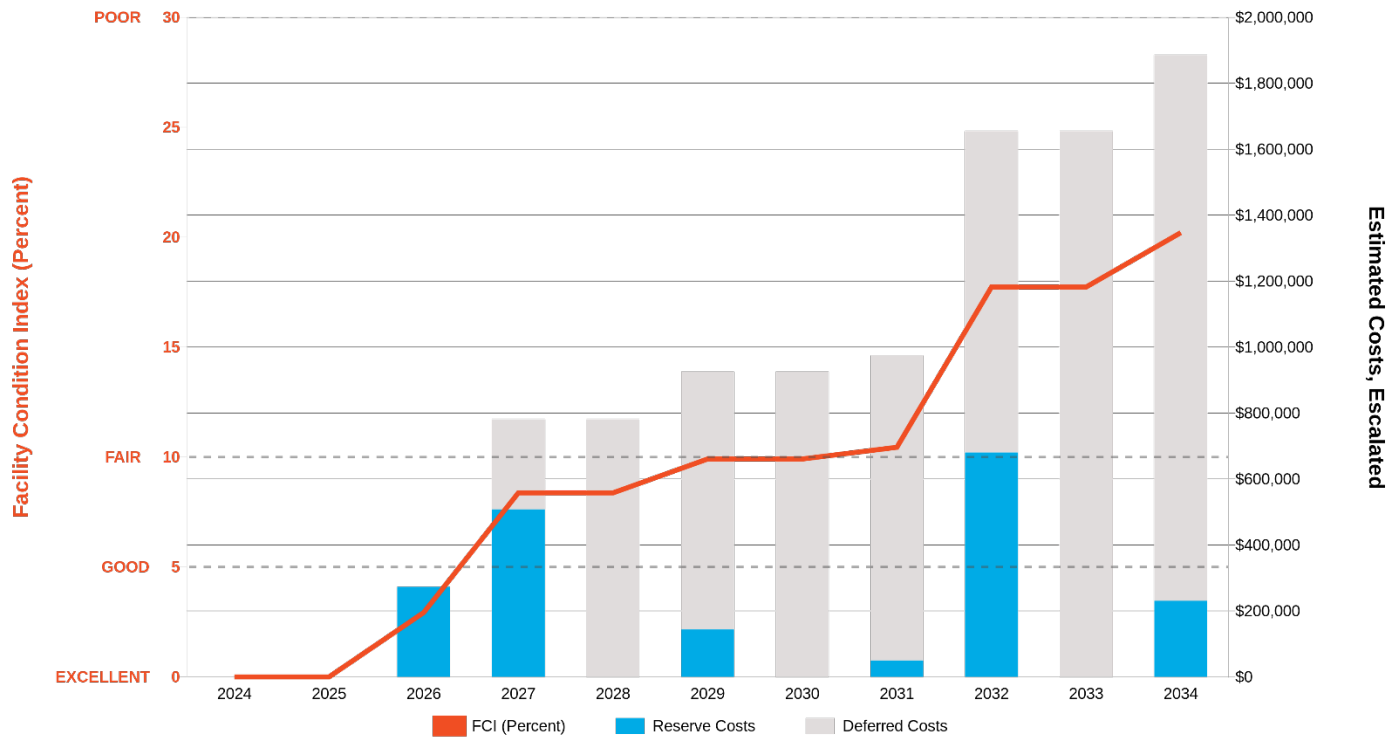
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$9,331,500.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$171,400.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Shops and Administration: Photographic Overview



1 – LEFT ELEVATION



2 – RIGHT ELEVATION



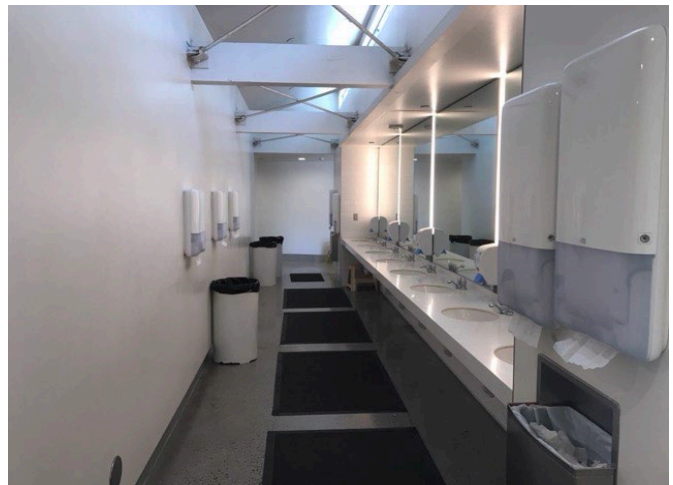
3 – ROOFING



4 – ROOF SKYLIGHT



5 – OFFICE



6 – RESTROOM



7 – FURNACE



8 – PACKAGED UNIT



9 – FIRE SUPPRESSION SYSTEM



10 – UNINTERRUPTIBLE POWER SUPPLY



11 – SWITCHBOARD



12 – FIRE ALARM PANEL

## 8. Festival of Arts – Site



Festival of Arts – Site: Site Information		
<b>Site Area</b>	7 acres	
<b>Parking Spaces</b>	57 total spaces all in open lots; 4 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Severe site slopes along west and north boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway accent lighting	Fair
<b>Ancillary Structures</b>	CMU Storage and Stage	Good

## Festival of Arts – Site: Site Information

<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

## Festival of Arts – Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$0	\$0	\$0	\$54,890	\$93,763	\$148,653
Fire Protection	\$0	\$0	\$0	\$131,735	\$0	\$131,735
Electrical	\$0	\$0	\$525,531	\$0	\$1,314,337	\$1,839,868
Sitework	\$0	\$0	\$553,191	\$0	\$0	\$553,191
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,078,800</b>	<b>\$186,700</b>	<b>\$1,408,100</b>	<b>\$2,673,600</b>

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Festival of Arts – Site: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – BACKFLOW PREVENTER



4 – RIGHT ELEVATION



5 – PARKING



6 – FIRE PROTECTION BACKFLOW PREVE



7 – SITE WALKWAY FIXTURE W/ LAMP



8 – DRINKING FOUNTAIN



9 – BACKFLOW PREVENTER



10 – GENERATOR



11 – AUTOMATIC TRANSFER SWITCH



12 – SWITCHBOARD

## 9. Festival of Arts – Tennis Courts



Festival of Arts – Tennis Courts: Site Information		
System	Description	Condition
<b>Site Area</b>	0.29 acres	
<b>Site Pavement</b>	Concrete sidewalks	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing; no dumpster enclosures Sports courts with site lights Limited park benches	Fair
<b>Landscaping &amp; Topography</b>	No landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: none	Fair
<b>Ancillary Structures</b>	None	-

## Festival of Arts – Tennis Courts: Site Information

<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

## Festival of Arts – Tennis Courts: 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
Plumbing	\$0	\$0	\$0	\$13,722	\$0	\$13,722
Sitework	\$0	\$0	\$0	\$182,990	\$6,002,564	\$6,185,554
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$196,800</b>	<b>\$6,002,600</b>	<b>\$6,199,400</b>

### Immediate Needs

There are no immediate needs to report.

### Key Findings

There are no key findings to report.

### Festival of Arts – Tennis Courts: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – DRINKING FOUNTAIN



4 – ATHLETIC SURFACES & COURTS



5 – FENCES & GATES



6 – POLE LIGHT FIXTURE W/ LAMPS

## 10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

## Accessibility Summary

<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Employee Parking Lot E	1940 / 2012	No	No
Festival of Arts – Exhibition Shelters	1960 / 2017	No	No
Festival of Arts – Forum Theater	1960 / 2017	No	No
Festival of Arts – Irvine Bowl (Stage & Seating)	1960 / 2010	No	No
Festival of Arts – Scene Shops	2003	No	No
Festival of Arts – Shops and Administration	1970 / 2017	No	No
Festival of Arts – Site	1960 / 2017	No	No
Festival of Arts – Tennis Courts	1960 / 2017	No	No

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

## 11. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

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

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 12. Opinions of Probable Costs

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

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

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

## Definitions

### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

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

### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

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

### Key Findings

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

## 13. Certification

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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 Festival of Arts Complex, 650 Laguna Canyon Rd, 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:** Aren Hofland  
Project Assessor

**Reviewed by:**



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Program Manager  
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## 14. Appendices

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





## Appendix A:

### Site and Floor Plan(s)

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	164043.24R000-020.354	Festival of Arts Complex City of Laguna Beach	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	June 10, 2024	

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

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Festival of the Arts Complex

**Name of person completing form:** Gary Fowler

**Title / Association w/ property:** Operations Manager

**Length of time associated w/ property:** 35 years

**Date Completed:** 6/11/2024

**Phone Number:** 949.584.8777

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1940	Renovated 2017	
2	Building size in SF	<b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2015	
		Roof	2019	
		Interiors	2017	
		HVAC	2022	
		Electrical	2017	
		Site Pavement	2017	
		Accessibility	2017	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Turntable		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Festival of the Arts Complex

**BV Project Number:** 164043.24R000-020.354

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

Festival of the Arts Complex: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	There is no accessible access to the stages at the Forum Theater and Irvine Bowl. For both locations, backstage lavatories, toilet stalls and showers are not accessible.			

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

## Festival of the Arts Complex: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



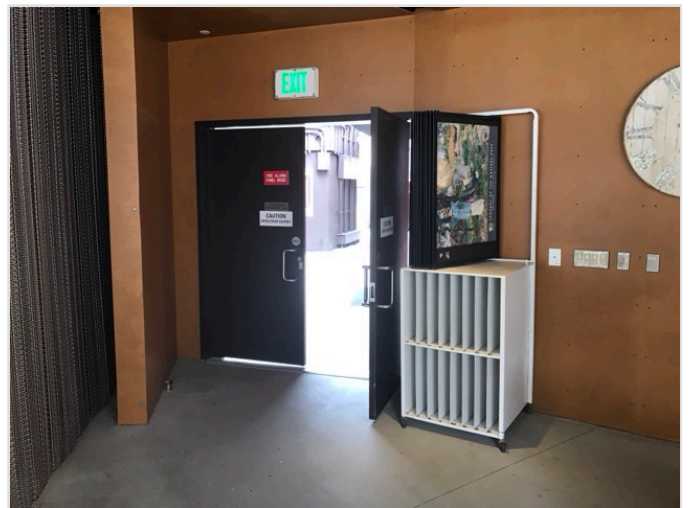
ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

## Festival of the Arts Complex: Photographic Overview



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



FORUM THEATER STAGE NOT ACCESSIBLE



FORUM BACKSTAGE SINK HANDLES NOT ADA COMPLIANT



FORUM BACKSTAGE LAVATORIES NO CLEARANCE

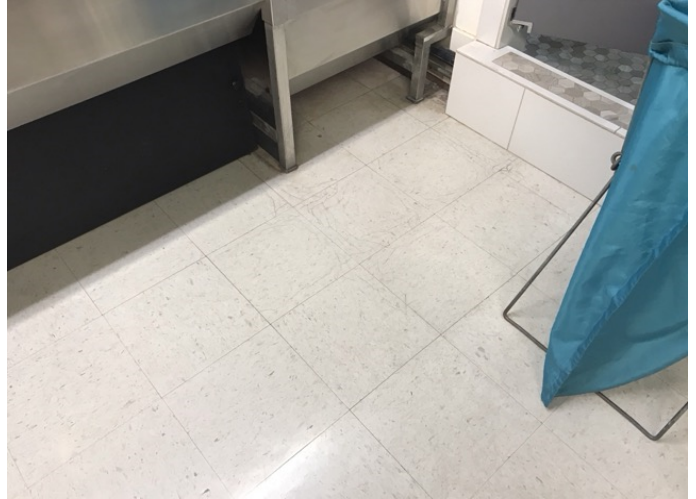


FORUM BACKSTAGE SHOWER NOT ACCESSIBLE

## Animal Shelter: Photographic Overview



FORUM BACKSTAGE TOILET AND STALL NOT ACCESSIBLE



IRVINE BOWL BACKSTAGE SHOWER BARRIER



IRVINE BOWL STAGE NOT ACCESSIBLE



IRVINE BOWL BACKSTAGE TOILET AND STALL NOT ACCESSIBLE



IRVINE BOWL BACKSTAGE LAVATORIES NO CLEARANCE/FAUCET HANDLES



IRVINE BOWL ACCESS TO SEATS ABOVE ACCESSIBLE SEATING ROW REQUIRE STEPS

## Appendix D:

### Component Condition Report

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
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
<b>Roofing</b>						
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
<b>Interiors</b>						
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
<b>Plumbing</b>						
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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
<b>HVAC</b>						
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
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7697945
<b>Electrical</b>						
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
<b>Fire Alarm &amp; Electronic Systems</b>						
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
<b>Equipment &amp; Furnishings</b>						
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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
<b>Facade</b>						
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
<b>Roofing</b>						
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
<b>Interiors</b>						
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
<b>Plumbing</b>						
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
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7697917

**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
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
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	31,420 SF	13	7744208
<b>Electrical</b>						
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
<b>Fire Alarm &amp; Electronic Systems</b>						
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
<b>Equipment &amp; Furnishings</b>						
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
<b>Facade</b>						
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
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal	8,620 SF	38	7744228
<b>Interiors</b>						
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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Conveying</b>						
D1010	Throughout building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	7744237
<b>Plumbing</b>						
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
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	1	5	7744233
D3020	Throughout building	Fair	Unit Heater, Natural Gas	4	10	7744235
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,820 SF	13	7744240
<b>Electrical</b>						
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
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,820 SF	10	7744221
<b>Fire Alarm &amp; Electronic Systems</b>						
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
<b>Equipment &amp; Furnishings</b>						
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
<b>Facade</b>						
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
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	8,300 SF	18	7697909

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	7	2	7697893
<b>Interiors</b>						
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
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
<b>Plumbing</b>						
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
<b>HVAC</b>						
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
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,221 SF	18	7697879
<b>Electrical</b>						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	8	7697882

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
<b>Fire Alarm &amp; Electronic Systems</b>						
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 | Festival of Arts Complex / Festival of Arts – Exhibition Shelters**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2050	Building Exterior-Green Stage	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	7697978
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	850 SF	13	7697965
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	21,000 SF	13	7697980
<b>Plumbing</b>						
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
<b>HVAC</b>						
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
<b>Fire Protection</b>						
D4010	Throughout building-Green Stage	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	850 SF	18	7697974
<b>Electrical</b>						
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
<b>Fire Alarm &amp; Electronic Systems</b>						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building-Green Stage	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	21,000 SF	13	7697975
<b>Special Construction &amp; Demo</b>						
F1020	Throughout building	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	21,000 SF	23	7697968
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	7,280 SF	10	7697970
<b>Sitework</b>						
G2080	Site	Good	Irrigation System, Control Panel	1	10	7697973

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7744216
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
<b>Fire Protection</b>						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	8	7744215
<b>Electrical</b>						
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
<b>Sitework</b>						
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
<b>Plumbing</b>						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	8	7697864
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,700 SF	9	7697865
<b>Sitework</b>						
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 | Festival of Arts Complex / Employee Parking Lot E**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Pedestrian Plazas &amp; Walkways</b>						
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
<b>Sitework</b>						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	290 SF	10	7697982

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report



8/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate				
C1090	7743129	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	3	EA	\$750.00	\$4,644.00	\$13,932																						\$13,932	\$13,932			
C2010	7697946	Wall Finishes, Ceramic Tile, Replace	40	30	10	600	SF	\$18.00	\$111.46	\$66,874											\$66,874												\$66,874			
C2010	7743126	Wall Finishes, any surface, Prep & Paint	10	5	5	11020	SF	\$1.50	\$9.29	\$102,354						\$102,354																	\$102,354	\$204,708		
C2030	7697938	Flooring, Ceramic Tile, Replace	40	35	5	300	SF	\$18.00	\$111.46	\$33,437						\$33,437																	\$33,437			
C2030	7743137	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	430	SF	\$7.50	\$46.44	\$19,969										\$19,969													\$19,969			
C2030	7743122	Flooring, Vinyl Sheetting, Replace	15	7	8	920	SF	\$7.00	\$43.34	\$39,876										\$39,876													\$39,876			
C2030	7743127	Flooring, Vinyl Tile (VCT), Replace	15	7	8	120	SF	\$5.00	\$30.96	\$3,715										\$3,715													\$3,715			
C2050	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	7697948	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	\$1,900.00	\$11,764.80	\$11,765																							\$11,765	\$11,765		
D2010	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	7743130	Shower, Fiberglass, Replace	20	10	10	2	EA	\$1,600.00	\$9,907.20	\$19,814											\$19,814													\$19,814		
D2010	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	7697927	Toilet, Commercial Water Closet, Replace	30	15	15	11	EA	\$1,300.00	\$8,049.60	\$88,546																								\$88,546	\$88,546	
D2010	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	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	7697953	Urinal, Standard, Replace	30	10	20	9	EA	\$1,100.00	\$6,811.20	\$61,301																								\$61,301	\$61,301	
D2010	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	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	7743134	Urinal, Standard, Replace	30	10	20	1	EA	\$1,100.00	\$6,811.20	\$6,811																								\$6,811	\$6,811	
D2010	7743133	Toilet, Residential Water Closet, Replace	30	10	20	3	EA	\$700.00	\$4,334.40	\$13,003																								\$13,003	\$13,003	
D3020	7697928	Furnace, Gas, Replace	20	15	5	1	EA	\$2,200.00	\$13,622.40	\$13,622																								\$13,622	\$13,622	
D3050	7697950	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$68,112.00	\$68,112						\$68,112																			\$68,112	
D3050	7697940	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$68,112.00	\$68,112						\$68,112																			\$68,112	
D3050	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	7697922	HVAC System, Ductwork, Medium Density, Replace	30	20	10	9510	SF	\$4.00	\$24.77	\$235,544											\$235,544														\$235,544	
D3060	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	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	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	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	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	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	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	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	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	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	7697923	Laundry Equipment, Dryer, Commercial, Replace	15	8	7	1	EA	\$4,000.00	\$24,768.00	\$24,768											\$24,768														\$24,768	
E1030	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	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	7697931	Foodservice Equipment, Griddle, Replace	15	7	8	1	EA	\$7,000.00	\$43,344.00	\$43,344											\$43,344														\$43,344	
E1030	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	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	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	7697918	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$41,486.40	\$41,486											\$41,486														\$41,486	
E1030	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	7697943	Foodservice Equipment, Deep Fryer, Replace	15	5	10	1	EA	\$7,000.00	\$43,344.00	\$43,344											\$43,344														\$43,344	
E1030	7697942	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	2	EA	\$1,60																												



BUREAU  
VERITAS

Replacement Reserves Report

8/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1070	7743132	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	260	SF	\$15.00	\$92.88	\$24,149									\$24,149													\$24,149
E2010	7743128	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	10	10	230	EA	\$350.00	\$2,167.20	\$498,456											\$498,456											\$498,456
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$136,224	\$0	\$373,749	\$0	\$24,768	\$752,792	\$87,926	\$1,567,722	\$0	\$0	\$84,521	\$11,765	\$631,336	\$0	\$0	\$0	\$9,288	\$1,007,965	\$4,688,056
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$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)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7744193	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	12500	SF	\$3.00	\$18.58	\$232,200					\$232,200											\$232,200						\$464,400
B2020	7744194	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	2	EA	\$1,200.00	\$7,430.40	\$14,861											\$14,861											\$14,861
B2050	7744196	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$600.00	\$3,715.20	\$22,291																			\$22,291			\$22,291
B3010	7697912	Roofing, Modified Bitumen, Replace	20	15	5	3740	SF	\$10.00	\$61.92	\$231,581					\$231,581																	\$231,581
B3010	7697914	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	2250	SF	\$17.00	\$105.26	\$236,844																		\$236,844				\$236,844
C1030	7744206	Interior Door, Wood, Hollow-Core Residential, Replace	20	10	10	8	EA	\$400.00	\$2,476.80	\$19,814											\$19,814											\$19,814
C1070	7744195	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	2250	SF	\$3.50	\$21.67	\$48,762													\$48,762									\$48,762
C1090	7744205	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	6	EA	\$750.00	\$4,644.00	\$27,864											\$27,864											\$27,864
C2010	7744190	Wall Finishes, any surface, Prep & Paint	10	5	5	4500	SF	\$1.50	\$9.29	\$41,796					\$41,796											\$41,796						\$41,796
C2030	7744188	Flooring, Vinyl Tile (VCT), Replace	15	7	8	25350	SF	\$5.00	\$30.96	\$784,836																						\$784,836
C2030	7744200	Flooring, Vinyl Sheeting, Replace	15	7	8	3740	SF	\$7.00	\$43.34	\$162,107											\$162,107											\$162,107
C2030	7744210	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2250	SF	\$7.50	\$46.44	\$104,490					\$104,490											\$104,490						\$104,490
C2050	7744207	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	29170	SF	\$2.00	\$12.38	\$361,241					\$361,241											\$361,241						\$361,241
D2010	7744209	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	31420	SF	\$11.00	\$68.11	\$2,140,079																			\$2,140,079			\$2,140,079
D2010	7744202	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,100.00	\$6,811.20	\$27,245																\$27,245						\$27,245
D2010	7744211	Toilet, Residential Water Closet, Replace	30	15	15	6	EA	\$700.00	\$4,334.40	\$26,006																\$26,006						\$26,006
D2010	7744203	Sink/Lavatory, Service Sink, Laundry, Replace	30	15	15	2	EA	\$900.00	\$5,572.80	\$11,146																\$11,146						\$11,146
D2010	7744198	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	4	EA	\$1,200.00	\$7,430.40	\$29,722																\$29,722						\$29,722
D2010	7744197	Urinal, Standard, Replace	30	15	15	1	EA	\$1,100.00	\$6,811.20	\$6,811																\$6,811						\$6,811
D2010	7744212	Shower, Valve & Showerhead, Replace	30	15	15	18	EA	\$800.00	\$4,953.60	\$89,165																\$89,165						\$89,165
D3050	7697910	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$5,500.00	\$34,056.00	\$34,056				\$34,056																		\$34,056
D3050	7697913	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$5,500.00	\$34,056.00	\$34,056				\$34,056																		\$34,056
D3050	7744204	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$22,000.00	\$136,224.00	\$136,224						\$136,224																\$136,224
D3050	7697916	HVAC System, Ductwork, Medium Density, Replace	30	15	15	31420	SF	\$4.00	\$24.77	\$778,211																\$778,211						\$778,211
D3050	7697917	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$11,000.00	\$68,112.00	\$68,112																	\$68,112					\$68,112
D3050	7697911	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$11,000.00	\$68,112.00	\$68,112																	\$68,112					\$68,112
D3060	7697915	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	2	EA	\$1,400.00	\$8,668.80	\$17,338											\$17,338											\$17,338
D4010	7744208	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	31420	SF	\$1.07	\$6.63	\$208,171													\$208,171									\$208,171
D5020	7744191	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$7,000.00	\$43,344.00	\$43,344																\$43,344						\$43,344
D5030	7744186	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	31420	SF	\$2.50	\$15.48	\$486,382																			\$486,382			\$486,382
D5040	7744187	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	31420	SF	\$4.50	\$27.86	\$875,487												\$875,487										\$875,487
D7050	7744192	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880											\$92,880											\$92,880
D7050	7744201	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	31420	SF	\$3.00	\$18.58	\$583,658																\$583,658						\$583,658
D8010	7744199	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	31420	SF	\$2.50	\$15.48	\$486,382											\$486,382											\$486,382
E1030	7744185	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	5	EA	\$1,600.00	\$9,907.20	\$49,536																\$49,536						\$49,536
E2010	7744213	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace	20	10	10	2600	EA	\$500.00	\$3,096.00	\$8,049,600												\$8,049,600										\$8,049,600
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$68,112	\$0	\$971,308	\$136,224	\$0	\$1,526,204	\$0	\$9,588,622	\$0	\$0	\$256,933	\$0	\$1,800,912	\$0	\$136,224	\$236,844	\$0	\$2,648,752	\$17,370,135
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$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





BUREAU  
VERITAS

Replacement Reserves Report

8/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
D3050	7697888	HVAC System, Ductwork, Medium Density, Replace	30	15	15	6221	SF	\$4.00	\$24.77	\$154,082																						\$154,082	\$154,082		
D3050	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	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	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	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	7697882	Uninterruptible Power Supply, UPS, Replace	15	7	8	1	EA	\$9,600.00	\$59,443.20	\$59,443									\$59,443															\$59,443	\$59,443
D5020	7697887	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,000.00	\$12,384.00	\$12,384																\$12,384								\$12,384	\$12,384
D5040	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	\$173,342
D7030	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	\$77,041
D7050	7697889	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880									\$92,880															\$92,880	\$92,880
D7050	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	\$115,561
D8010	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	\$231,123
<b>Totals, Unescalated</b>											\$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			
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$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

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate													
D2010	7744216	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,200.00	\$19,814.40	\$19,814																								\$19,814	\$19,814										
D2010	7744214	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$3,200.00	\$19,814.40	\$19,814																								\$19,814	\$19,814										
D2010	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	\$37,152									
D4010	7744215	Backflow Preventer, Fire Suppression, Replace	30	22	8	1	EA	\$14,400.00	\$89,164.80	\$89,165									\$89,165																\$89,165	\$89,165									
D5010	7697858	Generator, Diesel, Replace	25	20	5	1	EA	\$58,000.00	\$359,136.00	\$359,136						\$359,136																			\$359,136	\$359,136									
D5010	7697859	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$8,500.00	\$52,632.00	\$52,632						\$52,632																			\$52,632	\$52,632									
D5020	7697861	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$80,000.00	\$495,360.00	\$495,360																									\$495,360	\$495,360									
G4050	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	\$433,440									
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$845,208	\$0	\$0	\$126,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,174	\$1,506,514		
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$1,078,723	\$0	\$0	\$186,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,366,911	\$2,673,455

Festival of Arts Complex / Festival of Arts – Tennis Courts

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate																
D2010	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	\$9,288											
G2050	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	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	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	\$110,304											
G4050	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	\$148,608											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,288	\$117,958	\$0	\$0	\$0	\$0	\$0	\$0	\$258,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,958	\$1,965,960	\$2,470,075		
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,723	\$182,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$488,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,073	\$5,216,277	\$6,199,281

## Appendix F: Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7744237	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Access Industries Inc.	750LBS	1003WLSH12021328880J	2003		1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7697948	D2010	<b>Water Heater</b>	Gas, Residential	75 GAL	Festival of Arts Complex / Festival of Arts – Forum Theater	Utility closet	Rheem	XG75T06EN76U1	M462211885	2023		1
2	7697919	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Festival of Arts Complex / Festival of Arts – Forum Theater	Building exterior	Wilkins Zurn	975XL2	Inaccessible			1
3	7744216	D2010	<b>Backflow Preventer</b>	Domestic Water	1.5 IN	Festival of Arts Complex / Festival of Arts – Site	Site	Wilkins Zurn	875XL2	4302157			1
4	7697862	D2010	<b>Backflow Preventer</b>	Domestic Water	4 IN	Festival of Arts Complex / Festival of Arts – Site	Site	Ames	3000SS	1963090419	2019		1
5	7697935	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Festival of Arts Complex / Festival of Arts – Forum Theater	Building exterior	Wilkins Zurn	975XL2	4332953			1
6	7744214	D2010	<b>Backflow Preventer</b>	Domestic Water	1.5 IN	Festival of Arts Complex / Festival of Arts – Site	Site	APOLLO	Illegible	Illegible	2014		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7744233	D3020	<b>Furnace</b>	Gas	35 MBH	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building				2004		1
2	7697883	D3020	<b>Furnace</b>	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	EBD2X60JA1	X063851866			1
3	7697878	D3020	<b>Furnace</b>	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	CNRVT6024ACAAAAA	2806X23554	2006		1
4	7697928	D3020	<b>Furnace</b>	Gas	24 MBH	Festival of Arts Complex / Festival of Arts – Forum Theater	Storage	Rheem	RBHA-24J00NHBA	M0999 05451	2009		1
5	7697892	D3020	<b>Furnace</b>	Gas	60 MBH	Festival of Arts Complex / Festival of Arts – Shops and Administration	Mechanical room	International Comfort Products	EBD2X60JA1	X063851867	2006		1
6	7744235	D3020	<b>Unit Heater</b>	Natural Gas	80 MBH	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Reznor	Inaccessible	Inaccessible			4
7	7697906	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Daikin Industries	RX12NMVJU	G011035	2016		1
8	7697964	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1.5 TON	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Roof	Toshiba	RAV-SP180AT2-UL	60520045	2017		1
9	7697876	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	2 TON	Festival of Arts Complex / Festival of Arts – Shops and Administration	Roof	Carrier	38GJQD24---3	Illegible	2016		1
10	7744204	D3050	<b>Air Handler</b>	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

11	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
12	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
13	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
14	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
15	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
16	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
17	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
18	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
19	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
20	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
21	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
22	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
23	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
24	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
25	7697954	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Festival of Arts Complex / Festival of Arts – Forum Theater	Roof						1
26	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
27	7697963	D3060	Exhaust Fan	Propeller, 0.75 HP Motor	7500 CFM	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Throughout building	Inaccessible	Inaccessible	Inaccessible	2017		3
28	7697934	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen						2
<b>D40 Fire Protection</b>													
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	7697945	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen						10
<b>D50 Electrical</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7697858	D5010	<b>Generator</b>	Diesel	100 KW	Festival of Arts Complex / Festival of Arts – Site	Site	Generac	Inaccessible	Inaccessible	2004		1
2	7697882	D5010	<b>Uninterruptible Power Supply</b>	UPS	7.8 KVA	Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room				2017		1
3	7697859	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Festival of Arts Complex / Festival of Arts – Site	Site	Generac	Inaccessible	Inaccessible	2004		1
4	7697871	D5020	<b>Switchboard</b>	120/208 V	1600 AMP	Festival of Arts Complex / Festival of Arts – Shops and Administration	Building exterior	Square D			2017		1
5	7697861	D5020	<b>Switchboard</b>	120/208 V	1600 AMP	Festival of Arts Complex / Festival of Arts – Site	Site	Cutler-Hammer	MDA114	5LF4269387A			1
6	7744220	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building						1
7	7697887	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room						1
8	7697971	D5020	<b>Distribution Panel</b>	120/208 V	400 AMP	Festival of Arts Complex / Festival of Arts – Exhibition Shelters	Building exterior-Green Stage	Square D	12384844090090001	17055			1
9	7744191	D5020	<b>Distribution Panel</b>	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
10	7697959	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Festival of Arts Complex / Festival of Arts – Forum Theater	Janitor						1
<b>D70 Electronic Safety &amp; Security</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7744219	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building	Intelliknight	SK-5208	NA			1
2	7697889	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Festival of Arts Complex / Festival of Arts – Shops and Administration	Electrical room	EST	EST3	NA	2017		1
3	7744192	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Dressing Rooms	Intelliknight	5700	NA			1
<b>E10 Equipment</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7697923	E1030	<b>Laundry Equipment</b>	Dryer, Commercial	35 LB	Festival of Arts Complex / Festival of Arts – Forum Theater	Laundry Room	Alliance Laundry	HT035NQT B2G2W01	1604048795	2016		1
2	7744229	E1030	<b>Laundry Equipment</b>	Dryer, Commercial	35 LB	Festival of Arts Complex / Festival of Arts – Scene Shops	Laundry	Maytag Commercial	Inaccessible	Inaccessible			2
3	7697943	E1030	<b>Foodservice Equipment</b>	Deep Fryer		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Pitco	VF35	G19EA021732	2019		1
4	7697947	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF		Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	No dataplate	No dataplate	No dataplate			1

5	7697955	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Cres Cor	H138NPSCD0M3	IAI J186990-836	2018	1
6	7697931	E1030	<b>Foodservice Equipment</b>	Griddle	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Imperial	NA	NA		1
7	7697918	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Manitowoc	Inaccessible	Inaccessible		1
8	7697924	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	No dataplate	No dataplate	No dataplate		4
9	7697962	E1030	<b>Foodservice Equipment</b>	Range/Oven, 6-Burner	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	American Range	NA	NA		1
10	7697941	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	TURBO-AIR	TSF-49SD	Illegible		1
11	7697933	E1030	<b>Foodservice Equipment</b>	Refrigerator, Undercounter 2-Door	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen	Avantco	178SSWT48RHC	NA		1
12	7744185	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 1-Bowl	Festival of Arts Complex / Festival of Arts – Irvine Bowl (Stage & Seating)	Dressing Rooms					5
13	7697942	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 1-Bowl	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen					2
14	7697956	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 3-Bowl	Festival of Arts Complex / Festival of Arts – Forum Theater	Kitchen					1
15	7744227	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Festival of Arts Complex / Festival of Arts – Scene Shops	Throughout building				2023	1
16	7743125	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Festival of Arts Complex / Festival of Arts – Forum Theater	Stage				2023	1