



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Griffin Structures - City of Laguna Beach FCA _Inventory_PMP

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



Fire Station #1
505 Forest Avenue
Laguna Beach, CA 92651

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BV PROJECT #:

164043.24R000-002.354

DATE OF REPORT:

October 15, 2024

ON SITE DATE:

May 29, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	Fire Station #1, 505 Forest Avenue, Laguna Beach, CA 92651
Site Developed	1931 Renovated 1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 29, 2024
Management Point of Contact	Griffin Structures Dustin Alamo, Vice President 949-280-4441 dalamo@griffinstructures.com
On-site Point of Contact (POC)	Dustin Alamo
Assessment & Report Prepared By	Bradley Fleming
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7294222 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

The fire station was originally constructed in 1931 and reportedly renovated in 1990. There have been bathroom remodels and a lobby renovation conducted within the past three years.

The building is also designated as a historic facility.

Architectural

The building envelope systems are in fair condition, except for some of the wood windows which will require repairs to their frames and finishes.

Interior construction assets and finishes range in fair to good condition.

The recent seismic study identified deficiencies requiring attention. Those issues include inadequate shear walls, lack of proper connections between roof and floor, seismic weakness at the entrance and attachment to structure at east side.

Mechanical, Electrical, Plumbing and Fire (MEPF)

It appears that most of the plumbing infrastructure was updated with the bathroom renovation projects. The water heater, air compressor and plumbing fixtures are mostly in good condition.

The HVAC infrastructure, air handling unit, exhaust system and ductless split system are in fair to good condition.

There is no fire suppression system in this facility.

The electrical distribution system is assumed to be original construction and beyond its expected useful life.

The fire alarm panel and fire alarm system are in fair condition.

Site

There is no dedicated parking space for this facility. The concrete driveway appears to have been renewed several times since original construction. There is no lawn or landscaping associated with the building except for two small planters at the front entry.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

FCI Analysis			
Replacement Value	Total SF	Cost/SF	
\$13,200,000	4,400	\$3,000	
		Est Reserve Cost	FCI
Current		\$2,136,400	16.2 %
3-Year		\$2,218,100	16.8 %
5-Year		\$2,848,100	21.6 %
10-Year		\$4,057,900	30.7 %

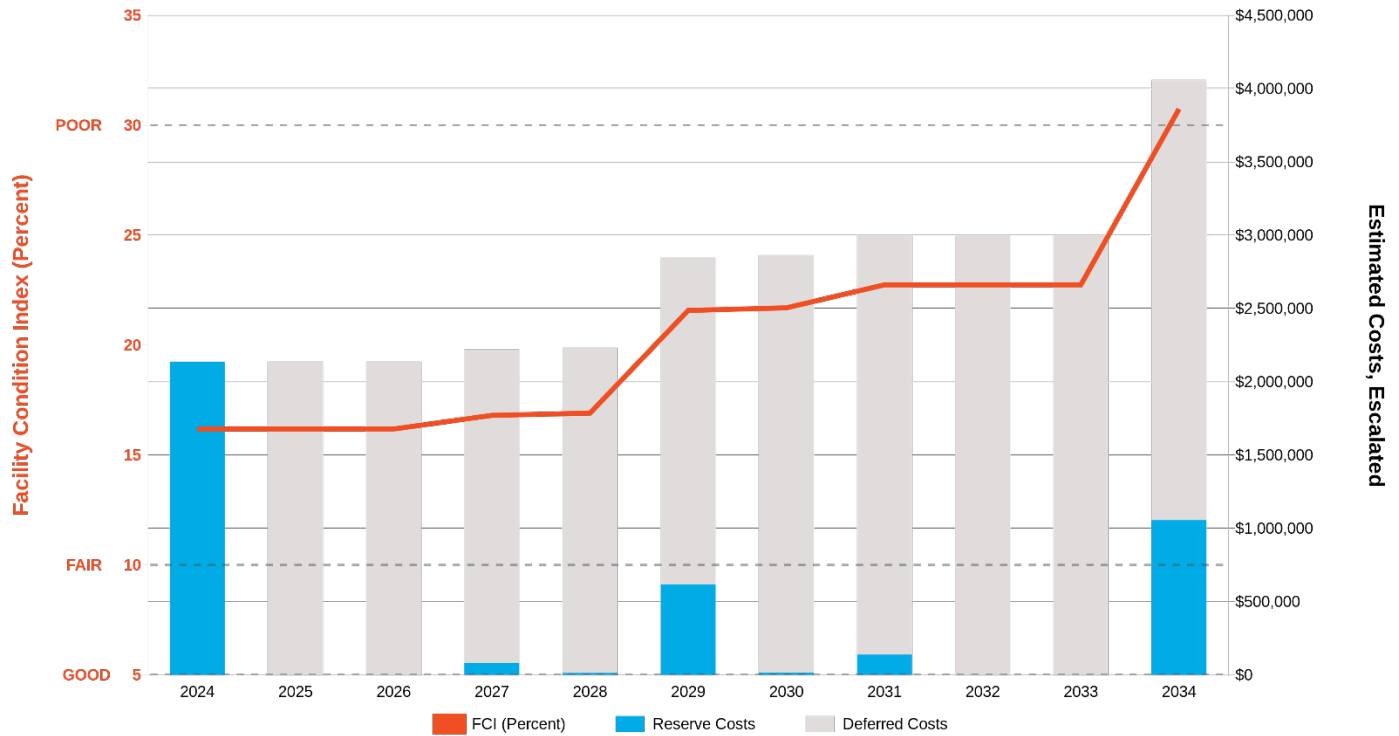
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$13,200,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$368,897.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Fire Station #1	D5023	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	Poor	Performance/Integrity	\$490,400
Fire Station #1	B1021	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation, Replace	Poor	Seismic	\$1,513,100
Fire Station #1	C2031	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	Poor	Performance/Integrity	\$126,300
Fire Station #1	B2011	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$6,500
TOTAL (4 items)					\$2,136,400

Key Findings



Exterior Walls in Poor condition.

any painted surface
Fire Station #1
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,500

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



Electrical System in Poor condition.

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

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$490,400

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



Flooring in Poor condition.

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

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$126,300

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

Seismic Repairs in Poor condition.

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

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

Plan Type: Seismic

Cost Estimate: \$1,513,100

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

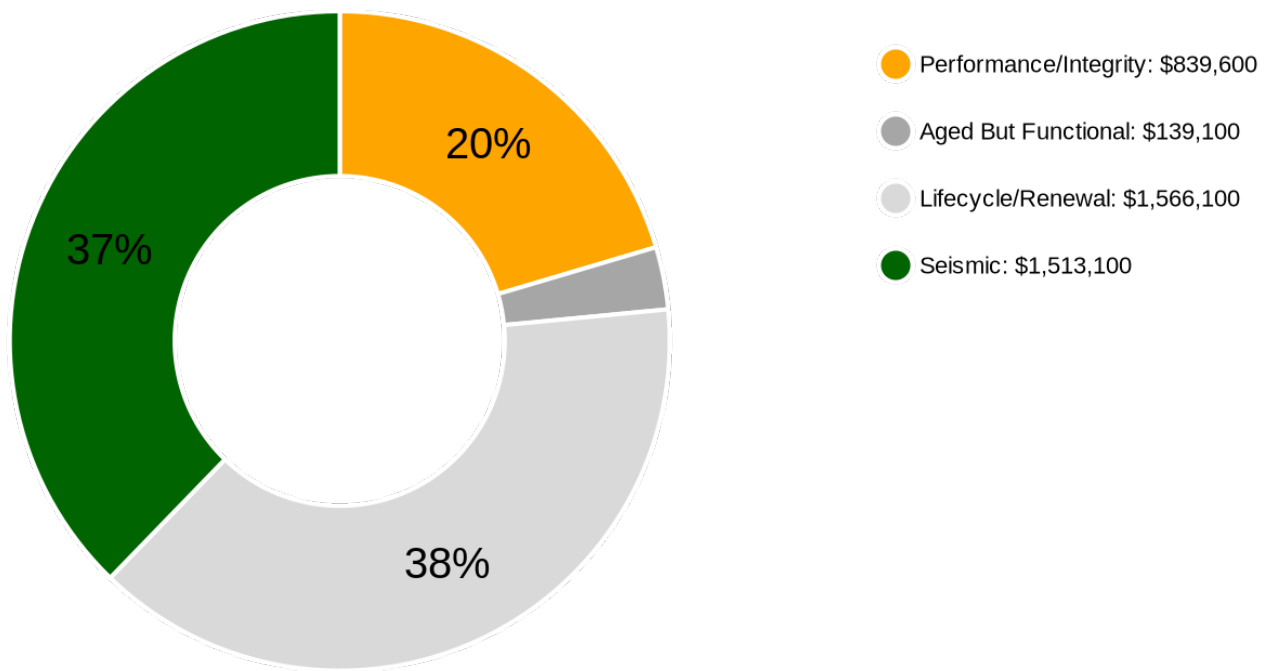


Plan Types

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

Plan Type Descriptions & Distribution

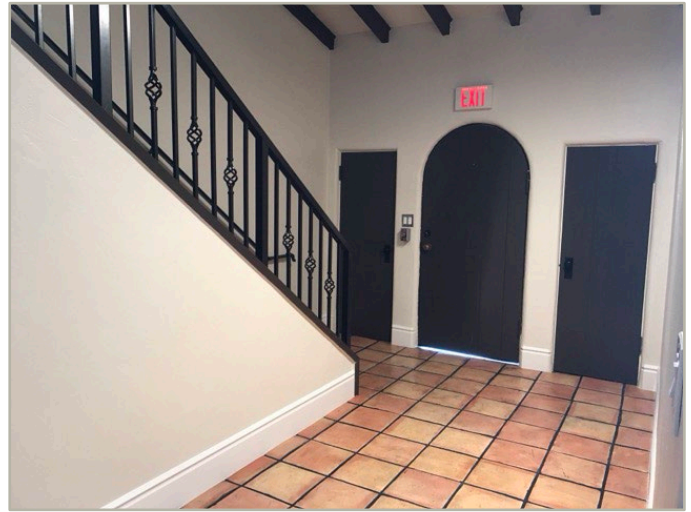
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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



10-Year Total: \$4,057,900



2. Building Systems



Building Systems Summary

Address	505 Forest Avenue, Laguna Beach, CA 92651	
GPS Coordinates	33.521206, -117.755867	
Constructed/Renovated	1931 Renovated 1990, 2023	
Building Area	4,400 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: NA Windows: Wood (Historical)	Fair
Roof	Primary: Gable construction with clay tile roofing Secondary: NA	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, faux wood plank, ceramic tile, coated concrete Ceilings: Painted gypsum board	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps (only the AHU in the attic could be located), Ductless split-system Supplemental components: NA	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Poor
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Apparatus bay vehicle exhaust system	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Fire Station #1: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$1,513,121	\$0	\$0	\$0	\$0	\$1,513,121
Facade	\$6,501	\$0	\$94,832	\$96,320	\$1,249,568	\$1,447,221
Roofing	\$0	\$0	\$0	\$411,512	\$0	\$411,512
Interiors	\$126,316	\$0	\$315,979	\$257,263	\$854,366	\$1,553,924
Plumbing	\$0	\$0	\$0	\$51,942	\$42,965	\$94,907
HVAC	\$0	\$0	\$248,699	\$0	\$253,997	\$502,696
Electrical	\$490,406	\$0	\$0	\$211,806	\$0	\$702,212
Fire Alarm & Electronic Systems	\$0	\$0	\$52,157	\$34,851	\$0	\$87,008
Equipment & Furnishings	\$0	\$0	\$0	\$146,166	\$9,460	\$155,626
TOTALS	\$2,136,400	\$0	\$711,700	\$1,209,900	\$2,410,400	\$6,468,400

3. 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 facility was originally constructed in 1931 and substantially renovated in 1990, with some accessibility improvements implemented at that time.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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.

6. Certification

Griffin Structures - City of Laguna Beach FCA _Inventory_PMP (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station #1, 505 Forest Avenue, Laguna Beach, CA 92651, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - RIGHT SIDE ELEVATION



2 - FRONT ELEVATION



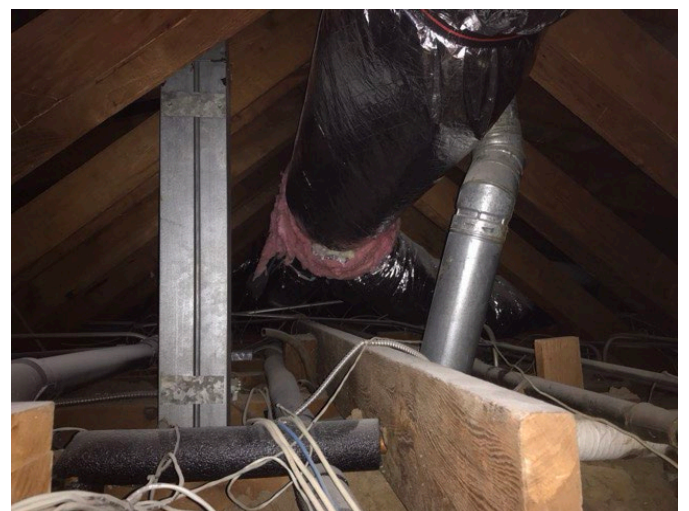
3 - LEFT ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW

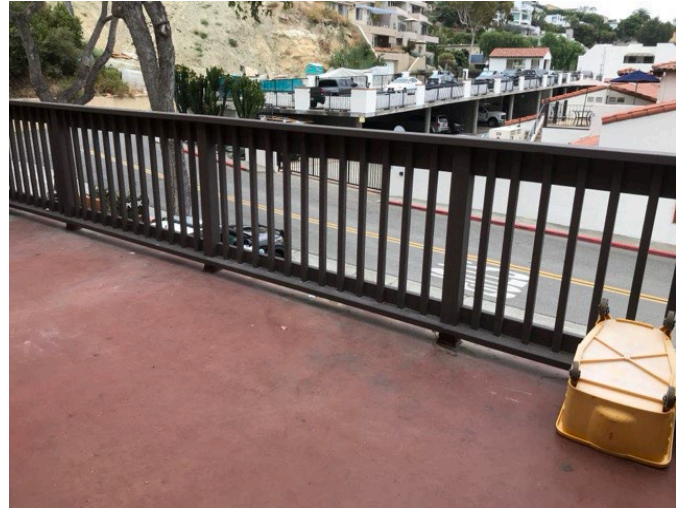


6 - STRUCTURE

Photographic Overview



7 - STAIRS



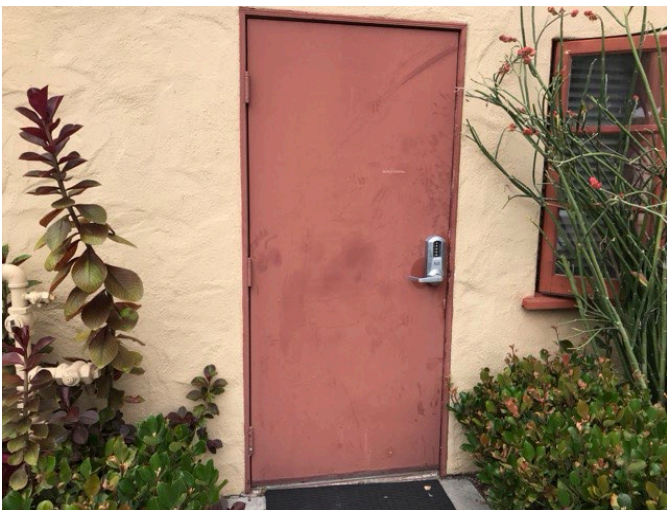
8 - EXTERIOR DECK



9 - BI-FOLD BAY DOORS



10 - PUBLIC ENTRY DOOR



11 - EXTERIOR DOORS



12 - EXTERIOR WINDOWS

Photographic Overview



13 - LOBBY



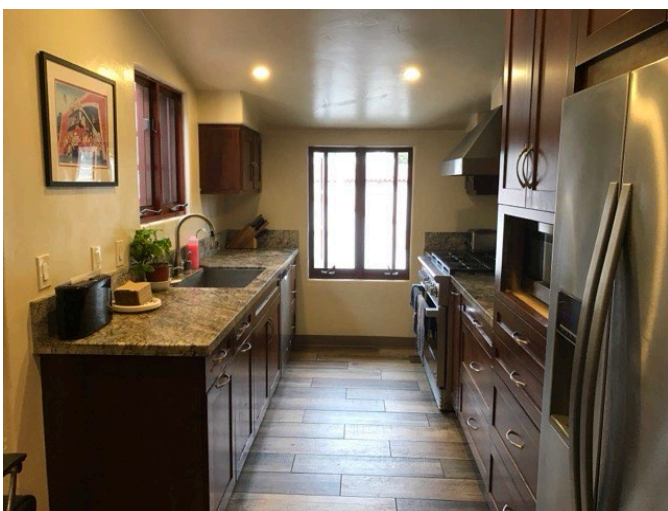
14 - APPARATUS BAYS



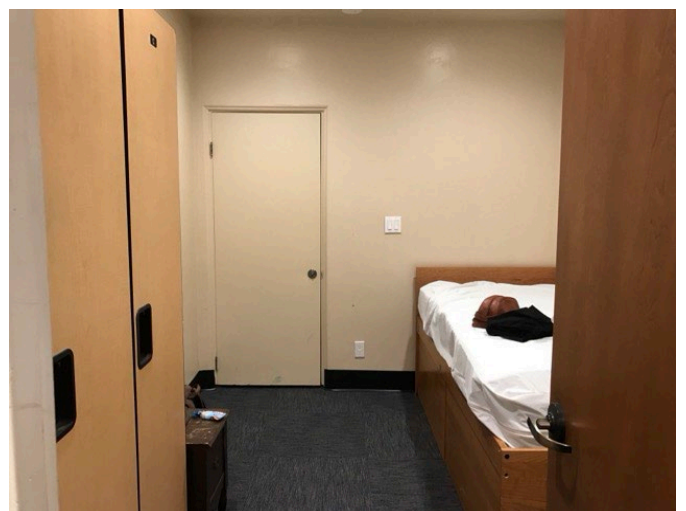
15 - DAY ROOM



16 - DINING AREA



17 - KITCHEN



18 - SLEEPING ROOM

Photographic Overview



19 - OFFICE



20 - WORKOUT ROOM



21 - BATHROOM



22 - AIR HANDLER UNIT



23 - DUCTLESS SPLIT SYSTEM





24 - WATER HEATER

Appendix B:

Site and Floor Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	164043.24R000-002.354	Fire Station #1 Griffin Structures	
	Source	On-Site Date	
	Google Earth	May 30, 2024	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fire Station #1

Name of person completing form: Fire Captain

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 5/30/2024

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1931	Renovated 2024	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2016	
		Roof		
		Interiors	2024	Reno entry
		HVAC		Replaced one
		Electrical	1990	
		Site Pavement		NA
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Copper pin hole leaks and sewer backups		

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			Repaired prior leaks
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				Failing gradually with multiple repair/replacements
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Fire Station #1

BV Project Number: 164043.24R000-002.354

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			1st floor restroom only
3	Has building management reported any accessibility-based complaints or litigation?		X		

Fire Station #1: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	NA			
Exterior Accessible Route	NA			
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms				
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Fire Station #1: Photographic Overview



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Poor	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation	1 SF	0	8453681
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	7680191
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	350 SF	0	7682262
B2020	Building Exterior	Fair	Door, Wood Historical, 16-25 SF	1	15	7680203
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF	17	15	7680198
B2050	Building Exterior	Fair	Overhead/Dock Door, Wood, Bi-Fold	2	15	7680217
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7680189
B2050	Deck	Fair	Exterior Door, Wood, Historical w/ Vision Glass	1	10	7680207
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	2	10	7680184
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,400 SF	10	7683142
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	6	10	7680197
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,800 SF	5	7683147
C2010	Bathrooms	Excellent	Wall Finishes, Ceramic Tile	640 SF	39	7680195
C2030	2nd Floor	Fair	Flooring, Vinyl Sheeting	200 SF	3	7680225
C2030	2nd Floor	Fair	Flooring, Laminate Faux Wood	150 SF	7	7680208
C2030	Restrooms	Excellent	Flooring, Ceramic Tile	480 SF	39	7680218
C2030	Lobby	Excellent	Flooring, Ceramic Tile	200 SF	39	7680216
C2030	Apparatus Bay	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,700 SF	0	7680182
C2030	Deck	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	150 SF	4	7680183
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	7680223

Component Condition Report | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,400 SF	5	7683144
Plumbing						
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	39	7683146
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	7680222
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	15	7680193
D2010	Bathrooms	Excellent	Shower, Ceramic Tile	4	29	7680215
D2010	2nd Floor	Excellent	Water Heater, Gas, Residential, 50 GAL	1	14	7680228
D2010	1st Floor	Excellent	Shower, Ceramic Tile	1	29	7680213
D2010	Bathroom	Excellent	Urinal, Standard	1	29	7680206
D2010	Bathrooms	Excellent	Toilet, Residential Water Closet	3	29	7680196
D2010	Bathrooms	Excellent	Sink/Lavatory, Drop-In Style, Vitreous China	2	29	7680187
D2010	Laundry Room	Fair	Sink/Lavatory, Service Sink, Laundry	1	15	7680211
D2010	Bathroom, 1st floor	Excellent	Toilet, Commercial Water Closet	1	29	7680186
D2010	Bathrooms	Excellent	Shower, Valve & Showerhead	4	29	7680224
D2060	Apparatus Bay	Fair	Air Compressor, Tank-Style, 0.75 HP	1	10	7680199
HVAC						
D3030	Roof (police building adjacent)	Good	Split System Ductless, Single Zone, 2 TON	1	5	7680220
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,400 SF	5	7683148
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1600 CFM	1	13	7683141
D3060	Apparatus Bay	Good	Exhaust Fan, Vehicle Exhaust, 3 HP Motor, 2000 CFM	2	3	7680204
Electrical						
D5020	Throughout	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,400 SF	0	7680210
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	3	10	7680185
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	10	7683145
Fire Alarm & Electronic Systems						

Component Condition Report | Fire Station #1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	4,400 SF	5	7683149
D7050	1sr Floor	Fair	Fire Alarm Panel, Multizone	1	7	7680205
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7680192
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	7	7680194
E1060	Laundry Room	Fair	Residential Appliances, Washer	1	7	7680209
E1060	Laundry Room	Fair	Residential Appliances, Clothes Dryer	1	7	7682264
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	7680190
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	7680221
E1060	Kitchen	Fair	Residential Appliances, Dishwasher	1	6	7680226
E2010	Kitchen	Fair	Casework, Countertop, Natural Stone	12 LF	35	7680219
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	12 LF	10	7680200

Appendix F: Replacement Reserves

Replacement Reserves Report

Fire Station #1

10/15/2024



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Fire Station #1	\$2,136,346	\$0	\$0	\$81,715	\$13,548	\$616,413	\$15,766	\$138,097	\$0	\$0	\$1,056,016	\$0	\$0	\$175,139	\$38,005	\$1,715,934	\$9,461	\$0	\$20,863	\$0	\$450,982	\$6,468,286
Grand Total	\$2,136,346	\$0	\$0	\$81,715	\$13,548	\$616,413	\$15,766	\$138,097	\$0	\$0	\$1,056,016	\$0	\$0	\$175,139	\$38,005	\$1,715,934	\$9,461	\$0	\$20,863	\$0	\$450,982	\$6,468,286

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		
B1020	8453681	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame, Seismic Separation, Replace	75	75	0	1	SF	\$244,367.10	\$1,513,121.08	\$1,513,121	\$1,513,121																					\$1,513,121		
B2010	7682262	Exterior Walls, any painted surface, Prep & Paint	10	10	0	350	SF	\$3.00	\$18.58	\$6,502	\$6,502																				\$6,502	\$19,505		
B2010	7680191	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4000	SF	\$3.00	\$18.58	\$74,304																					\$74,304	\$148,608		
B2020	7680198	Window, Wood Historical, 16-25 SF,	30	15	15	17	EA	\$3,600.00	\$22,291.20	\$378,950																					\$378,950	\$378,950		
B2020	7680203	Door, Wood Historical, 16-25 SF,	30	15	15	1	EA	\$3,600.00	\$22,291.20	\$22,291																					\$22,291	\$22,291		
B2050	7680207	Exterior Door, Wood, Historical w/ Vision Glass, Replace	25	15	10	1	EA	\$1,500.00	\$9,288.00	\$9,288																					\$9,288	\$9,288		
B2050	7680189	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	\$600.00	\$3,715.20	\$7,430																					\$7,430	\$7,430		
B2050	7680217	Overhead/Dock Door, Wood, Bi-Fold, Replace	30	15	15	2	EA	\$8,700.00	\$53,870.40	\$107,741																					\$107,741	\$107,741		
B2050	7680184	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	2	EA	\$3,500.00	\$21,672.00	\$43,344																						\$43,344	\$43,344	
B3010	7683142	Roofing, Clay/Concrete Tile, Replace	50	40	10	2400	SF	\$17.00	\$105.26	\$252,634																						\$252,634	\$252,634	
C1030	7680197	Interior Door, Wood, Solid-Core, Replace	40	30	10	6	EA	\$700.00	\$4,334.40	\$26,006																						\$26,006	\$26,006	
C2010	7683147	Wall Finishes, any surface, Prep & Paint	10	5	5	8800	SF	\$1.50	\$9.29	\$81,734																						\$81,734	\$163,469	
C2030	7680182	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	10	0	1700	SF	\$12.00	\$74.30	\$126,317	\$126,317																					\$126,317	\$378,950	
C2030	7680183	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	150	SF	\$12.00	\$74.30	\$11,146																						\$11,146	\$22,291	
C2030	7680225	Flooring, Vinyl Sheeting, Replace	15	12	3	200	SF	\$7.00	\$43.34	\$8,669																						\$8,669	\$17,338	
C2030	7680208	Flooring, Laminate Faux Wood, Replace	15	8	7	150	SF	\$7.00	\$43.34	\$6,502																						\$6,502	\$6,502	
C2030	7680223	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2000	SF	\$7.50	\$46.44	\$92,880																						\$92,880	\$185,760	
C2050	7683144	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4400	SF	\$2.00	\$12.38	\$54,490																						\$54,490	\$108,979	
D2010	7680228	Water Heater, Gas, Residential, 50 GAL., Replace	15	1	14	1	EA	\$1,300.00	\$8,049.60	\$8,050																						\$8,050	\$8,050	
D2010	7680193	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$7,430.40	\$7,430																						\$7,430	\$7,430	
D2010	7680211	Sink/Lavatory, Service Sink, Laundry, Replace	30	15	15	1	EA	\$900.00	\$5,572.80	\$5,573																						\$5,573	\$5,573	
D2060	7680199	Air Compressor, Tank-Style, 0.75 HP, Replace	20	10	10	1	EA	\$5,150.00	\$31,888.80	\$31,889																						\$31,889	\$31,889	
D3030	7680220	Split System Ductless, Single Zone, 2 TON, Replace	15	10	5	1	EA	\$4,800.00	\$29,721.60	\$29,722																						\$29,722	\$59,443	
D3050	7683148	HVAC System, Ductwork, Medium Density, Replace	30	25	5	4400	SF	\$4.00	\$24.77	\$108,979																							\$108,979	\$108,979
D3050	7683141	Air Handler, Interior AHU, Easy/Moderate Access, 1600 CFM, Replace	25	12	13	1	EA	\$15,000.00	\$92,880.00	\$92,880																							\$92,880	\$92,880
D3060	7680204	Exhaust Fan, Vehicle Exhaust, 3 HP Motor, 2000 CFM, Replace	25	22	3	2	EA	\$5,000.00	\$30,960.00	\$61,920																							\$61,920	\$61,920
D5020	7680210	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	40	0	4400	SF	\$18.00	\$111.46	\$490,406	\$490,406																						\$490,406	\$490,406
D5040	7683145	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	4400	SF	\$4.50	\$27.86	\$122,602																							\$122,602	\$122,602
D5040	7680185	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	3	EA	\$400.00	\$2,476.80	\$7,430																						\$7,430	\$7,430	
D7050	7683149	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	15	5	4400	SF	\$1.50	\$9.29	\$40,867																						\$40,867	\$40,867	
D7050	7680205	Fire Alarm Panel, Multizone, Replace	15	8	7	1	EA	\$4,000.00	\$24,768.00	\$24,768																							\$24,768	\$24,768
E1030	7680194	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	8	7	1	EA	\$6,000.00	\$37,152.00	\$37,152																							\$37,152	\$37,152
E1030	7680192	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	\$3,300.00	\$20,433.60	\$20,434																							\$20,434	\$20,434
E1060	7680190	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$3,715.20	\$3,715																							\$3,715	\$3,715
E1060	7680226	Residential Appliances, Dishwasher, Replace	10	4	6	1	EA	\$700.00	\$4,334.40	\$4,334																							\$4,334	\$8,669
E1060	7680221	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$3,715.20	\$3,715																							\$3,715	\$3,715
E1060	7680209	Residential Appliances, Washer, Replace	15	8	7	1	EA	\$850.00	\$5,263.20	\$5,263																							\$5,263	\$5,263
E1060	7682264	Residential Appliances, Clothes Dryer, Replace	15	8	7	1	EA	\$650.00	\$4,024.80	\$4,025																							\$4,025	\$4,025
E2010	7680200	Casework, Cabinetry, Standard, Replace	20	10	10	12	LF	\$300.00	\$1,857.60	\$22,291																							\$22,291	\$22,291
Totals, Unescalated											\$2,136,346	\$0	\$0	\$70,589	\$11,146	\$482,976	\$11,765	\$98,143	\$0	\$0	\$648,302	\$0	\$0	\$92,880	\$19,195	\$825,394	\$4,334	\$0	\$8,669	\$0	\$169,970	\$4,579,709		
Totals, Escalated (5.0% inflation, compounded annually)											\$2,136,346	\$0	\$0	\$81,715	\$13,548	\$616,413	\$15,766	\$138,097	\$0	\$0	\$1,056,016	\$0	\$0	\$175,139	\$38,005	\$1,715,934	\$9,461	\$0	\$20,863	\$0	\$450,982	\$6,468,286		

Appendix G: Equipment Inventory List

B20 OTHER

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7680184	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		Fire Station #1	Building Exterior						2

D20 Plumbing

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7680228	D2010	Water Heater	Gas, Residential, 50 GAL	50 GAL	Fire Station #1	2nd Floor	Bradford White	URG250T6N	ZD51274737	2023		1
2	7680199	D2060	Air Compressor	Tank-Style, 0.75 HP	0.75 HP	Fire Station #1	Apparatus Bay	SpeedAire	34600-08	Inaccessible			1

D30 HVAC

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7680220	D3030	Split System Ductless	Single Zone, 2 TON	2 TON	Fire Station #1	Roof (police building adjacent)	Fujitsu	AOU24RLXFZ	LUN113683	2014		1
2	7683141	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1600 CFM	1600 CFM	Fire Station #1	Attic	Advanced Distributor Products	No dataplate	No dataplate	2012		1
3	7680204	D3060	Exhaust Fan	Vehicle Exhaust, 3 HP Motor, 2000 CFM		Fire Station #1	Apparatus Bay				2000		2

D70 Electronic Safety & Security

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7680205	D7050	Fire Alarm Panel	Multizone		Fire Station #1	1sr Floor	Faraday	Fire Watch XVI				1

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7680192	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Fire Station #1	Kitchen						1
2	7680194	E1030	Foodservice Equipment	Range/Oven, 6-Burner		Fire Station #1	Kitchen						1