



**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 #2
285 Agate Street
Laguna Beach, CA 92651

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

May 31, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	Fire Station #2, 285 Agate Street, Laguna Beach, CA 92651
Site Developed	1968 Renovated 2019
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 31, 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	Christopher Loving
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The Laguna Beach Fire Station #2 is located just off of Highway 1 and across from Pearl Beach. It was originally constructed in 1968, with renewal of some systems around 2019. The neighborhood it serves is primarily residential with some commercial construction along Highway 1 and the beach.

Architectural

The building is a CMU, load bearing structure with a flat wood framed roof with dimensional lumber supports. The pad is concrete with a CMU wall type foundation with integral footings. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated. Envelope systems range in condition from fair to good. Interior construction assets including lockers, toilet partitions and interior doors also ranges in condition from fair to good.

Ceiling finishes including gypsum board and wood panels are in fair condition. Floor finishes including carpeting, luxury vinyl tile, painted concrete and ceramic tile are in fair condition, wall finishes including ceramic tile, wood paneling and painted gypsum board are in fair condition. The recent seismic study identified deficiencies requiring attention. Those issues include Inadequate shear walls, lack of proper roof connections, seismic weakness at the entrance and overturning hazard of abandoned hose tower.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The plumbing infrastructure is assumed to be original construction and beyond its expected useful life. The gas water heater and plumbing fixtures are in fair condition. The HVAC infrastructure is nearing the end of its expected useful life. The ductless split systems are in fair condition. This condensing unit is at the end of its useful service life, plus has moderate levels of corrosion on its fins and cover. The Bard units are operational, use R-22 refrigerant and are beyond their expected useful life. The vehicle exhaust system is in fair condition.

There is no fire suppression system in this facility except for fire extinguishers. The electrical system, including branch wiring and distribution panels are in fair condition. Exterior lighting is in good condition while interior lighting is in fair condition. There is no fire alarm system in this facility.

Site

The site pavements including concrete parking, aprons and sidewalks are in good condition.

Site assets including fencing and gates, a flagpole, two small storage buildings and a one-ton crane are in fair condition. The irrigation system is in fair condition.

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:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Fire Station #2	\$3,000	4,798	\$14,394,000	12.7%	15.3%	18.6%	23.4%

Immediate Needs

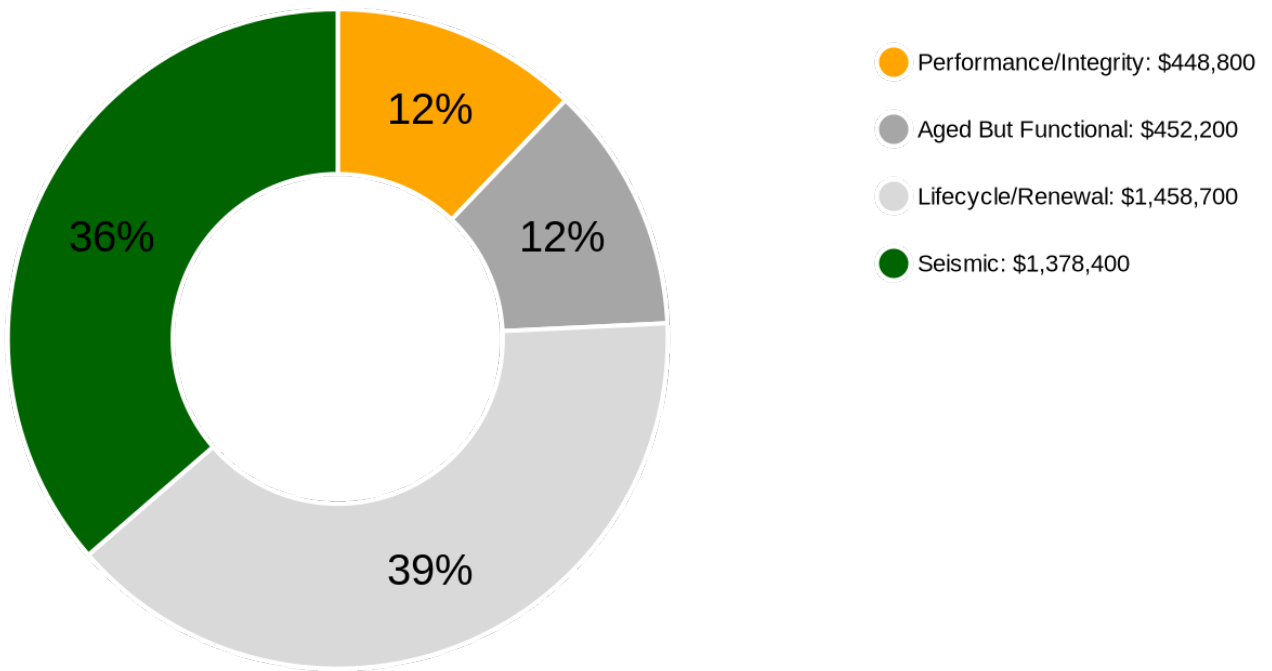
Facility/Building	Total Items	Total Cost
Fire Station #2 / Fire Station #2	5	\$1,827,200
TOTAL	5	\$1,827,200

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: \$3,738,100

2. Fire Station #2



Fire Station #2: Building Systems Summary

Address	285 Agate Street, Laguna Beach, CA 92651	
GPS Coordinates	33.5297686, -117.7712146	
Constructed/Renovated	1968 Renovated 2019	
Building Area	4,798 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood bearing walls with wood roof deck and CMU strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Vinyl Siding Secondary Wall Finish: Brick Windows: Vinyl	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wood paneling, and ceramic tile Floors: Carpet, LVT, ceramic tile, rubber tiles and sealed concrete Ceilings: Painted gypsum board and unfinished/exposed	Fair
Elevators	None	-

Fire Station #2: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Vehicle exhaust system in garage.	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	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof: Not accessible Utility Structure: There is a utility structure to the Northeast of the building that was not accessible. No key. Water Heater: Not accessible. Not observed.	

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

Fire Station #2: 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	\$1,378,382	\$0	\$0	\$0	\$0	\$1,378,382
Facade	\$0	\$0	\$30,187	\$245,697	\$121,001	\$396,885
Roofing	\$0	\$0	\$0	\$0	\$1,242,988	\$1,242,988
Interiors	\$0	\$0	\$279,172	\$282,908	\$680,014	\$1,242,094
Plumbing	\$326,801	\$0	\$161,958	\$0	\$31,213	\$519,972
HVAC	\$121,981	\$0	\$137,567	\$96,825	\$340,760	\$697,133
Electrical	\$0	\$0	\$170,627	\$20,172	\$2,002,474	\$2,193,273
Equipment & Furnishings	\$0	\$0	\$34,405	\$36,309	\$100,405	\$171,119
Sitework	\$0	\$0	\$35,840	\$15,129	\$74,508	\$125,477
TOTALS	\$1,827,200	\$0	\$849,800	\$697,100	\$4,593,400	\$7,967,500

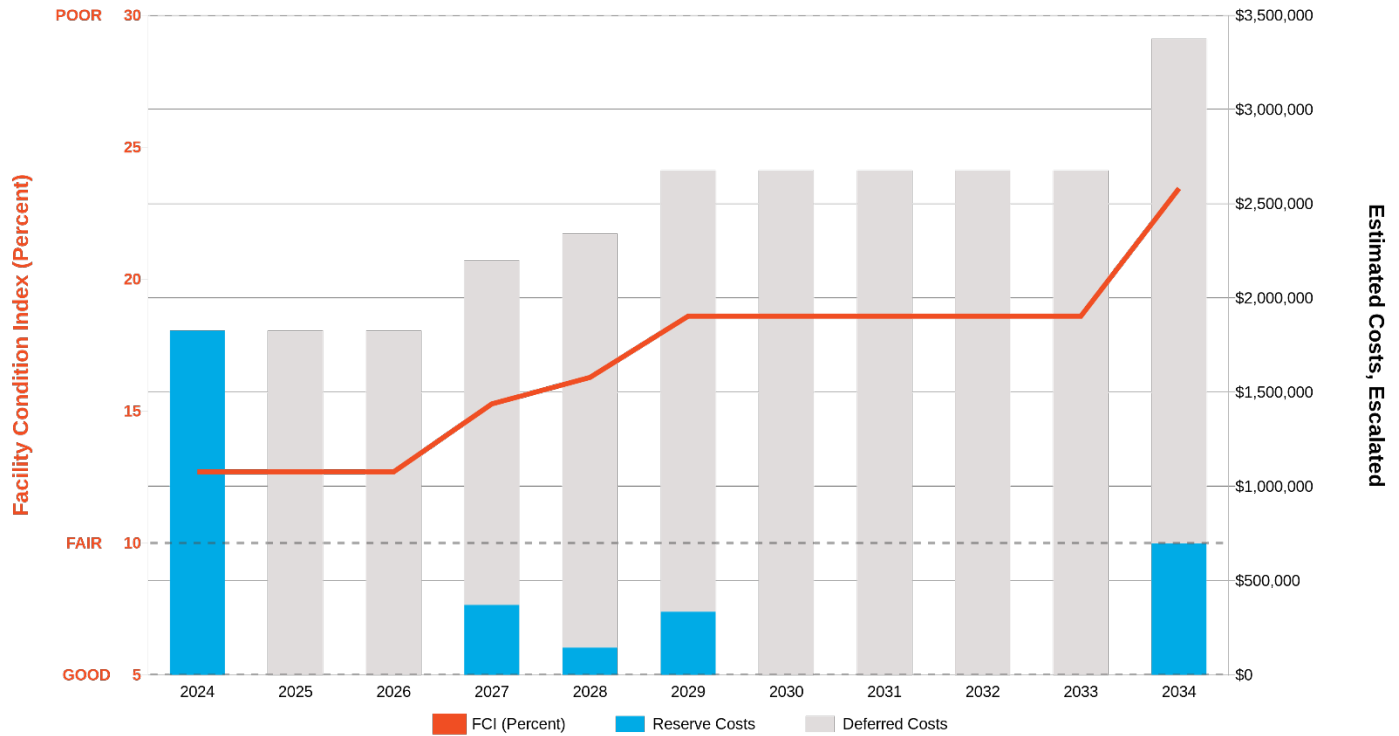
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$14,394,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$306,723.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Fire Station #2 / Fire Station #2	D3037	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	Poor	Performance/Integrity	\$39,000
Fire Station #2 / Fire Station #2	D2014	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	Poor	Performance/Integrity	\$326,800
Fire Station #2 / Fire Station #2	D3037	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	Poor	Performance/Integrity	\$39,000
Fire Station #2 / Fire Station #2	D3037	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	Poor	Performance/Integrity	\$44,000
Fire Station #2 / Fire Station #2	B1021	Seismic Repairs, Shear Walls, Roof to Wall Connections, Steel Frame and Hose Tower, Replace	Poor	Seismic	\$1,378,400
TOTAL (5 items)					\$1,827,200

Key Findings

Plumbing System in Poor condition.

Plan Type:
Performance/Integrity

Cost Estimate: \$326,800

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

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

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



Split System in Poor condition.

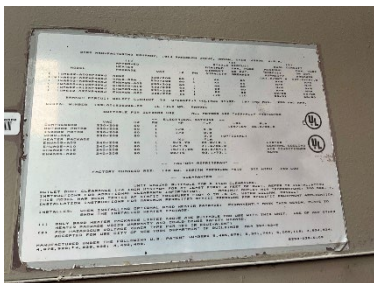
Plan Type:
Performance/Integrity

Cost Estimate: \$44,000

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

Uniformat Code: D3030
Recommendation: **Replace in 2024**

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



Heat Pump in Poor condition.

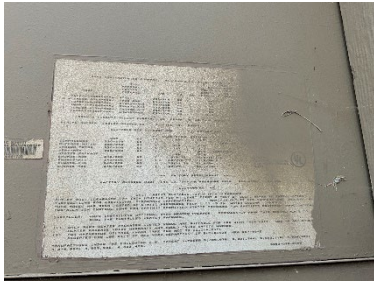
Plan Type:
Performance/Integrity

Cost Estimate: \$39,000

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

Uniformat Code: D3030
Recommendation: **Replace in 2024**

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



Heat Pump in Poor condition.

Plan Type:
Performance/Integrity

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

Cost Estimate: \$39,000

Uniformat Code: D3030
Recommendation: **Replace in 2024**

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

Seismic Repairs in Poor condition.

Plan Type: Seismic

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

Cost Estimate: \$1,378,400

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

AssetCALC ID: 8453680

Fire Station #2: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



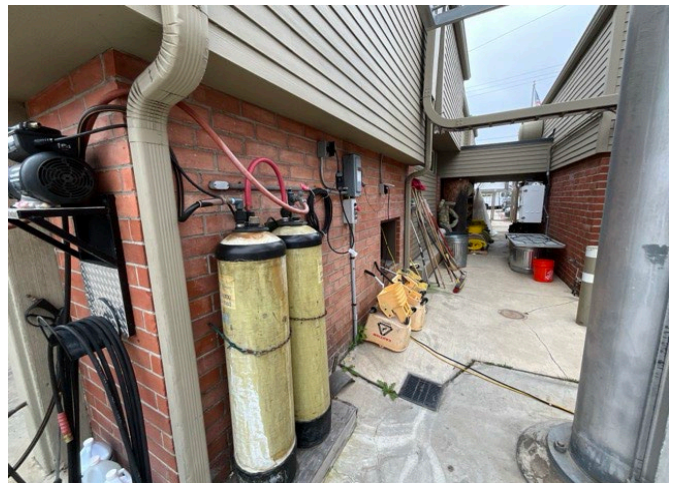
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – EXTERIOR FACADE



7 – (PLACEHOLDER)



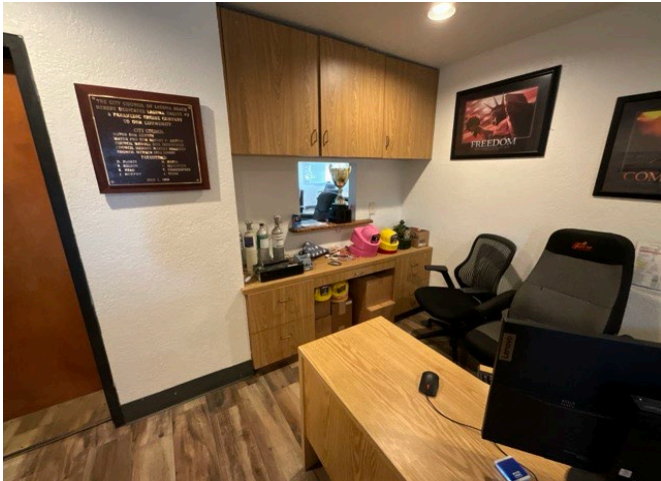
8 – ENGINE BAY



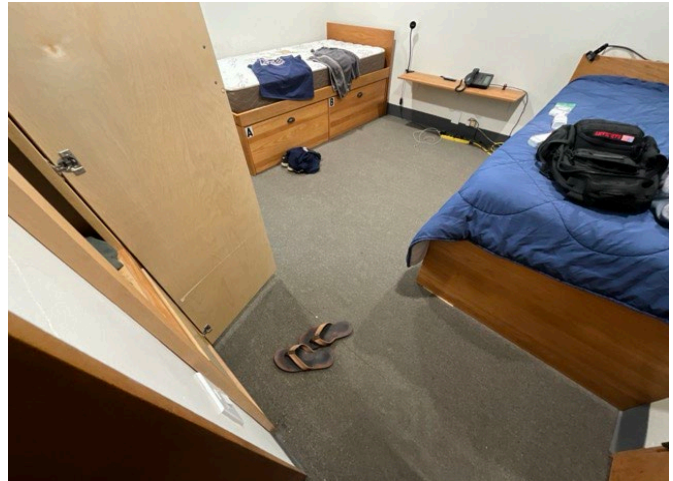
9 – KITCHEN



10 – INTERIOR OVERVIEW



11 – OFFICE



12 – BERTHING



13 – WEIGHT ROOM



14 – RESTROOM



15 – SPLIT SYSTEM



16 – HEAT PUMP



17 – EMERGENCY GENERATOR



18 – MAIN DISTRIBUTION PANEL

3. Site



Site: Site Information		
Site Area	0.51 acres	
Parking Spaces	10 total spaces all in open lots; 0 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Concrete lots with adjacent concrete sidewalks and curbs	Good
Site Development	Building-mounted signage; wood fencing	Fair
Landscaping & Topography	Landscaping features: trees and planters Irrigation: present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
Site 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.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	

Site: Site Information

Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Conveying	\$0	\$0	\$71,680	\$0	\$149,017	\$220,697
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$114,980	\$0	\$114,980
Special Construction & Demo	\$0	\$0	\$25,804	\$0	\$0	\$25,804
Sitework	\$0	\$0	\$55,319	\$76,148	\$41,073	\$172,540
TOTALS	\$0	\$0	\$152,900	\$191,200	\$190,100	\$534,200

Immediate Needs

There are no immediate needs to report.

Key Findings

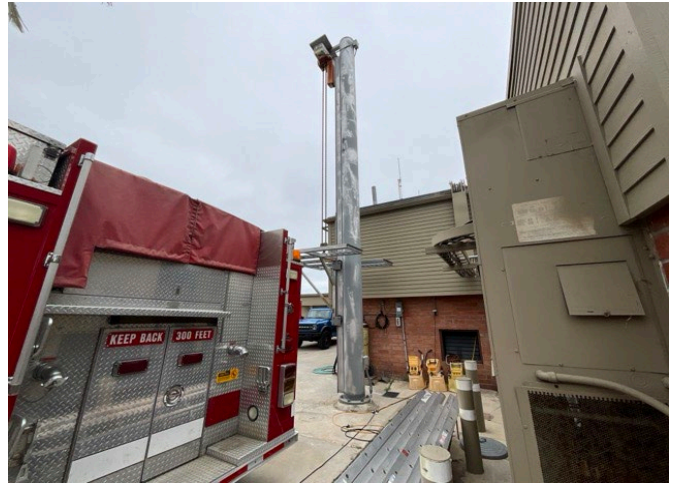
There are no key findings to report.



Site: Photographic Overview



1 – PARKING LOTS



2 – CRANE



3 – ANCILLARY STRUCTURES



4 – FENCING



5 – STREET PARKING



6 – SIDEWALKS

4. ADA Accessibility

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Fire Station #2	1968 / 2019	No	Yes
Site	1968/ 2019	No	Yes

5. 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.

6. 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.

7. 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 #2, 285 Agate Street, 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: Christopher Loving
Project Assessor

Reviewed by:



Michael Chaney,
Program Manager
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8. Appendices

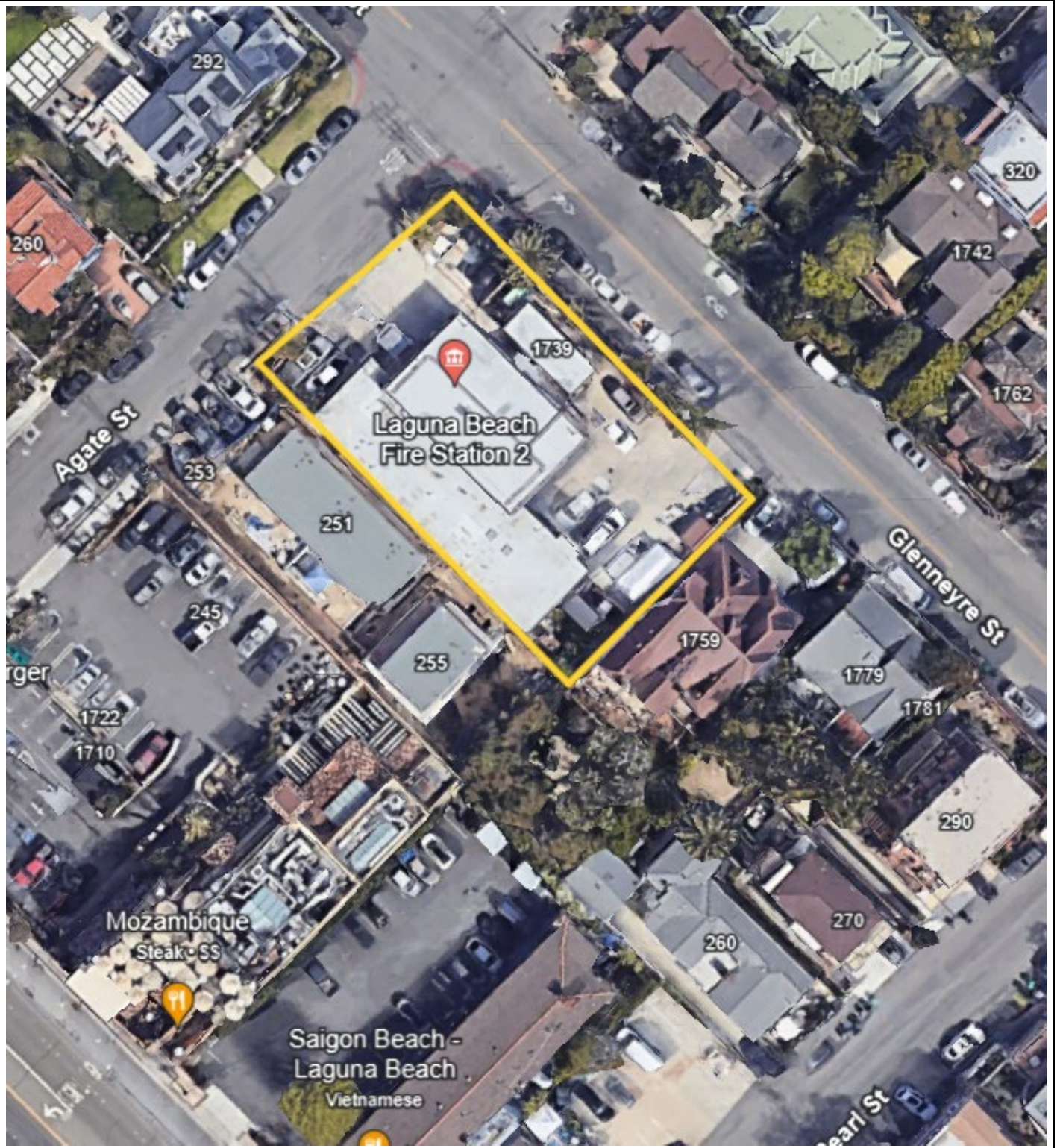
- Appendix A: Site and Floor Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List





Appendix A:

Site and Floor Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	164043.24R000-006.354	Fire Station #2	
	Source	On-Site Date	
	Google	May 31, 2024	

Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fire Station #2

Name of person completing form: Steve Rivera

Title / Association w/ property: Maintenance

Length of time associated w/ property: 5 years

Date Completed: 5/31/2024

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 1968	Renovated	POC estimates that renovations were done approximately 2019
2	Building size in SF	4,795	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	~2019	
		Roof		
		Interiors	~2019	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Kitchen and other interior finishes done approximately 2019. Exterior finishes completed approximately 2019.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					
8	Are there any wall, window, basement or roof leaks?					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?					
10	Are your elevators unreliable, with frequent service calls?					
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?					
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?					
14	Is the electrical service outdated, undersized, or problematic?					
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
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?					

Signature of Assessor

Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Fire Station #2

BV Project Number: 164043.24R000-006.354

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		

Fire Station #2: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				
Exterior Accessible Route	NA			
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
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 #2: Photographic Overview



SHOWER NOT ACCESSIBLE



TOILET STALL NOT ACCESSIBLE



LAVATORY CLEARANCE



DOOR HARDWARE



UNDER SINK CLEARANCE



KITCHEN SINK HARDWARE

Appendix D:

Component Condition Report

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

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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gym	Fair	Flooring, Rubber Tile	100 SF	10	7816040
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500 SF	3	7816033
C2050	Garage	Fair	Ceiling Finishes, exposed irregular elements, Refinish	1,500 SF	5	7816053
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	4	7816066
Plumbing						
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,798 SF	0	7910570
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	7816060
D2010	Utility room	Fair	Water Heater, Gas, Residential, 60 to 120 GAL	1	5	7910569
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	3	7816044
D2010	Garage	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7816035
D2010	Restrooms	Fair	Toilet, Residential Water Closet	5	3	7816050
D2010	Restrooms	Good	Urinal, Standard	4	25	7816048
D2010	Restrooms	Fair	Shower, Ceramic Tile	4	3	7816051
HVAC						
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	1	0	7816064
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	10	7816037
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	10	7816031
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	1	0	7816075
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump, 5 TON	1	0	7816032
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,798 SF	3	7910574
D3060	Garage	Fair	Exhaust Fan, Vehicle Exhaust System, 1 to 1.5 HP Motor	1	11	7816078
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS, 400 AMP [OSSD EM GEN TRANS SW]	1	11	7910472
D5010	Building exterior	Fair	Generator, Gas or Gasoline, 25 to 35 KW	1	11	7816057
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,798 SF	20	7816080

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	7910563
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,798 SF	5	7910572
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	7816059
Equipment & Furnishings						
E2010	Kitchen	Good	Casework, Countertop, Solid Surface	16 LF	35	7816077
E2010	Office	Fair	Casework, Cabinetry, Standard	12 LF	10	7816052
E2010	Kitchen	Good	Casework, Cabinetry, Standard	10 LF	15	7816034
E2010	Restrooms	Fair	Casework, Cabinetry, Standard	16 LF	3	7816042
E2010	Kitchen	Good	Casework, Cabinetry, Standard	16 LF	15	7816067
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted	1	10	7910736
G2080	Building exterior	Fair	Irrigation System, Control Panel	1	3	7816068

Component Condition Report | Fire Station #2 / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1050	Site	Fair	Crane, 2 Ton	1	3	7816074
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate Operator	1	10	7816076
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	60 SF	3	7816073
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	100 SF	25	7816046
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Concrete	5,400 SF	45	7816062
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,500 SF	45	7910733

Component Condition Report | Fire Station #2 / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	250 LF	5	7910734
G2060	Site	Fair	Flagpole, Metal	1	20	7910731
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Tube Steel Sliding Electric	1	10	7910735
G2080	Site	Fair	Irrigation System, Drip System	850 SF	10	7910732

Appendix E:

Replacement Reserves

Replacement Reserves Report



10/14/2024

Fire Station #2 / Site																																																			
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate																		
D1050	7816074	Crane, 2 Ton, Replace	15	12	3	1	EA	\$10,000.00	\$61,920.00	\$61,920																							\$61,920	\$123,840																	
D7010	7816076	Vehicular Access Devices, Gate Operator, Replace	15	5	10	1	EA	\$11,400.00	\$70,588.80	\$70,589												\$70,589												\$70,589																	
F1020	7816073	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	32	3	60	SF	\$60.00	\$371.52	\$22,291																								\$22,291	\$22,291																
G2060	7910734	Fences & Gates, Fence, Wood Board 6", Replace	20	15	5	250	LF	\$28.00	\$173.38	\$43,344																								\$43,344	\$43,344																
G2060	7910735	Fences & Gates, Vehicle Gate, Tube Steel Sliding Electric, Replace	20	10	10	1	EA	\$5,000.00	\$30,960.00	\$30,960												\$30,960													\$30,960	\$30,960															
G2060	7910731	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,500.00	\$15,480.00	\$15,480																								\$15,480	\$15,480																
G2080	7910732	Irrigation System, Drip System, Replace	20	10	10	850	SF	\$3.00	\$18.58	\$15,790												\$15,790												\$15,790	\$15,790																
Totals, Unescalated												\$0	\$0	\$0	\$84,211	\$0	\$43,344	\$0	\$0	\$0	\$0	\$117,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,920	\$0	\$15,480	\$322,294				
Totals, Escalated (5.0% inflation, compounded annually)												\$0	\$0	\$0	\$97,485	\$0	\$55,319	\$0	\$0	\$0	\$0	\$191,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,018	\$0	\$41,073	\$534,027

Appendix F: Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7816074	D1050	Crane	2 Ton	1 TON	Fire Station #2 / Site	Site	No dataplate	No dataplate	No dataplate	2009		1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910569	D2010	Water Heater	Gas, Residential, 60 to 120 GAL	80 GAL	Fire Station #2 / Fire Station #2	Utility room	Inaccessible	Inaccessible	Inaccessible			1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7816064	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	3 TON	Fire Station #2 / Fire Station #2	Building exterior	Bard	WAG0Z-A0ZXPAPKE	153L001529665-02	2002		1
2	7816075	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Fire Station #2 / Fire Station #2	Building exterior	Bard	WAG0Z-A0ZXPAPKE	153L001525206-02	2002		1
3	7816032	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Fire Station #2 / Fire Station #2	Building exterior	Bryant	134ANA061-A	3909E09122	2009		1
4	7816037	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	.75 TON	Fire Station #2 / Fire Station #2	Building exterior	Lennox	MPB009S4S-1P	S6918J00601	2019		1
5	7816031	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	2.5 TON	Fire Station #2 / Fire Station #2	Building exterior	Lennox	Inaccessible	Inaccessible	2019		1
6	7816078	D3060	Exhaust Fan	Vehicle Exhaust System, 1 to 1.5 HP Motor	1000 CFM	Fire Station #2 / Fire Station #2	Garage	Plymovent	M0DEL 052	No dataplate	2010		1
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7816057	D5010	Generator	Gas or Gasoline, 25 to 35 KW	30 KW	Fire Station #2 / Fire Station #2	Building exterior	Onan	No dataplate	No dataplate	2010		1

2	7910472	D5010	Automatic Transfer Switch [OSSD EM GEN TRANS SW]	ATS, 400 AMP	300	Fire Station #2 / Fire Station #2	Building exterior	Onan	No dataplate	No dataplate	2010	1
3	7910563	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Fire Station #2 / Fire Station #2	Interior	No dataplate	No dataplate	No dataplate	2004	1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7816076	D7010	Vehicular Access Devices	Gate Operator		Fire Station #2 / Site	Site	No dataplate	No dataplate	No dataplate	2019		1