



**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 #3  
2900 Alta Laguna Boulevard  
Laguna Beach, CA 92651

### **PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

### **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7294222  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

### **BV PROJECT #:**

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### **DATE OF REPORT:**

*October 14, 2024*

### **ON SITE DATE:**

*May 28, 2024*

**Bureau Veritas**

## TABLE OF CONTENTS

- 1. Executive Summary..... 1**
  - Campus Overview and Assessment Details ..... 1
  - Campus Findings and Deficiencies..... 2
  - Facility Condition Index (FCI)..... 3
  - Immediate Needs..... 3
  - Plan Types ..... 4
- 2. Fire Station #3 ..... 5**
- 3. Site ..... 14**
- 4. ADA Accessibility ..... 17**
- 5. Purpose and Scope ..... 18**
- 6. Opinions of Probable Costs..... 20**
  - Methodology ..... 20
  - Definitions ..... 21
- 7. Certification ..... 22**
- 8. Appendices ..... 23**



# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Fire Station
<b>Number of Buildings</b>	1
<b>Main Address</b>	Fire Station #3, 2900 Alta Laguna Boulevard, Laguna Beach, CA 92651
<b>Site Developed</b>	1968 Renovated 2016
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	May 28, 2024
<b>Management Point of Contact</b>	Griffin Structures Dustin Alamo, Vice President 949-280-4441 <a href="mailto:dalamo@griffinstructures.com">dalamo@griffinstructures.com</a>
<b>On-site Point of Contact (POC)</b>	Dustin Alamo
<b>Assessment &amp; Report Prepared By</b>	Christopher Loving
<b>Reviewed By</b>	Michael Chaney Program Manager 800.733.0660 x7294222 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

Fire Station #3 was erected in 1968 to service said neighborhood and surrounding natural areas. The building underwent a comprehensive renovation in 2016, upgrading every square foot and system, including HVAC, electrical, plumbing, and all interior and exterior finishes as well as the site.

### Architectural

The facility consists of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

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 structural deficiencies in telecommunications tower.

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

The MEPF systems and components were replaced during the 2016 renovation. Heating and cooling are provided by a rooftop packaged unit and ductless split system. Domestic hot water is provided by a gas water heater. Electrical was also updated in 2016 along with emergency generator installation. Buildings are protected by fire extinguishers. The MEPF infrastructure itself is generally in fair working condition with some major capital improvements anticipated in the short term.

### Site

In general, the site has been well maintained. Most of the site contains moderate landscaping, and irrigation is present. The concrete paved parking areas and driving aisles are well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Fire Station #3</b>	\$3,000	3,381	\$10,143,000	17.4%	18.3%	19.3%	21.5%

## Immediate Needs

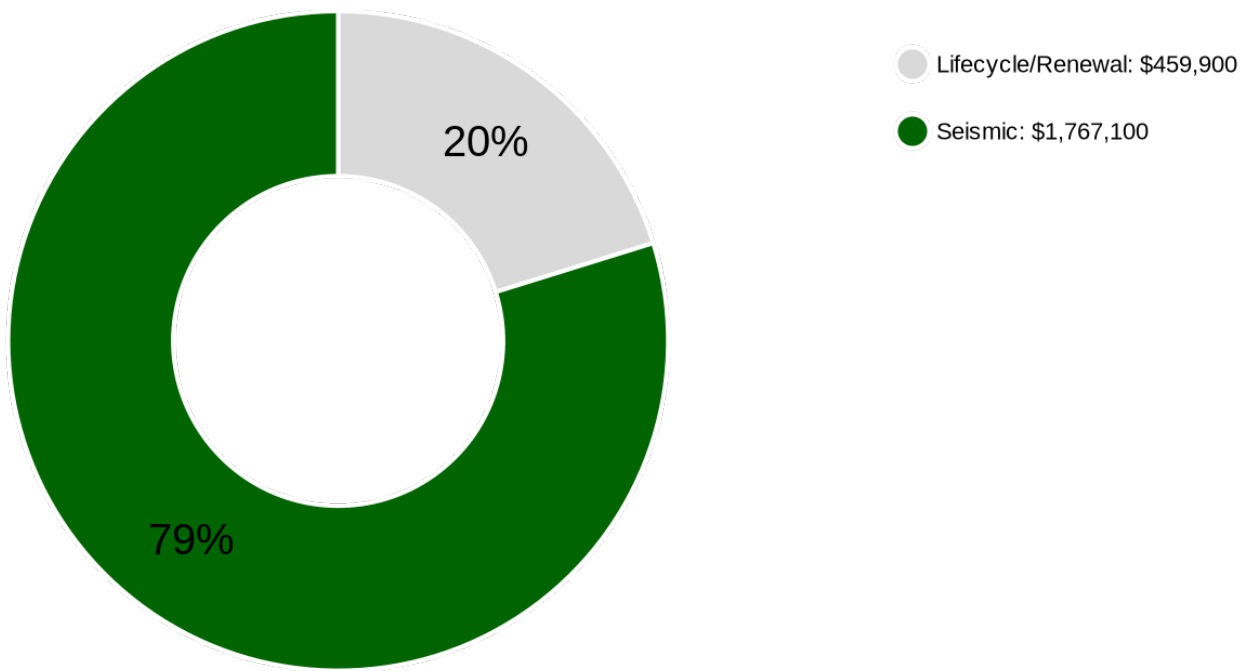
Facility/Building	Total Items	Total Cost
Fire Station #3 / Fire Station #3	1	\$1,767,100
<b>TOTAL</b>	<b>1</b>	<b>\$1,767,100</b>

## Plan Types

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

### Plan Type Descriptions & Distribution

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: grey;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: grey;">■</span>	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: \$2,227,000**

## 2. Fire Station #3



### Fire Station #3: Building Systems Summary

<b>Address</b>	2900 Alta Laguna Boulevard, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5453156, -117.7533799	
<b>Constructed/Renovated</b>	1968 Renovated 2016	
<b>Building Area</b>	3,381 SF	
<b>Number of Stories</b>	1 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over basement foundation	Fair
<b>Facade</b>	Primary Wall Finish: Vinyl Siding Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, wood paneling and unfinished CMU Floors: Carpet, LVT, rubber, and sealed concrete Ceilings: Painted gypsum board and unfinished/exposed	Fair
<b>Elevators</b>	None	n/a

<b>Fire Station #3: Building Systems Summary</b>		
<b>Plumbing</b>	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	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Propane generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Smoke detectors only	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here:  Small basement room; locked room and no key	

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

<b>Fire Station #3: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$1,767,096	\$0	\$0	\$0	\$0	\$1,767,096
<b>Facade</b>	\$0	\$0	\$0	\$0	\$34,294	\$34,294
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$637,882	\$637,882
<b>Interiors</b>	\$0	\$55,295	\$134,892	\$99,323	\$309,798	\$599,308
<b>Plumbing</b>	\$0	\$0	\$0	\$11,325	\$0	\$11,325
<b>HVAC</b>	\$0	\$0	\$0	\$41,820	\$83,399	\$125,219
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$1,027,810	\$1,027,810
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$73,643	\$0	\$73,643
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$342,490	\$342,490
<b>Sitework</b>	\$0	\$0	\$0	\$0	\$26,686	\$26,686
<b>TOTALS</b>	<b>\$1,767,100</b>	<b>\$55,300</b>	<b>\$134,900</b>	<b>\$226,200</b>	<b>\$2,462,400</b>	<b>\$4,645,900</b>

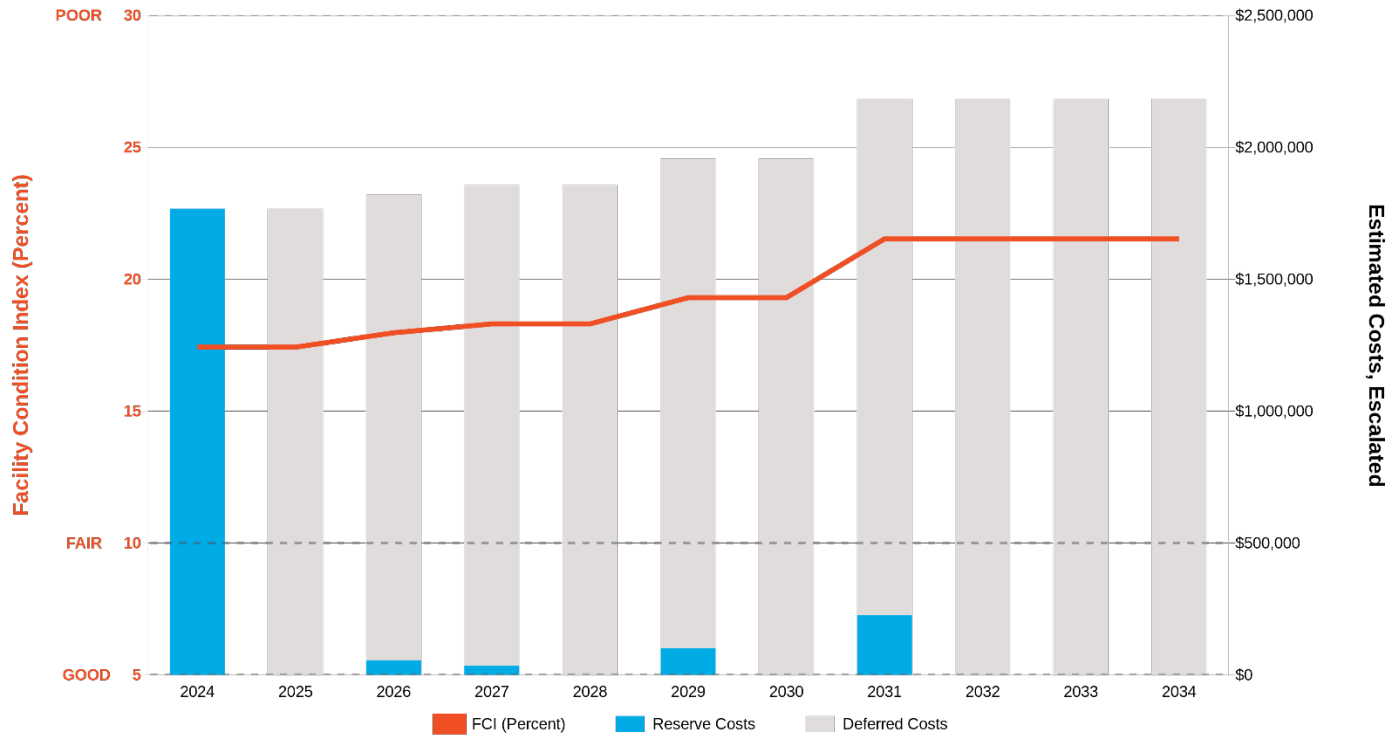
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$10,143,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$198,490.00



### Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Fire Station #3 / Fire Station #3	B1021	Seismic Repairs, Shear Walls, Roof to Wall Connections, Tower and Entrance Door, Replace	Poor	Seismic	\$1,767,100
<b>TOTAL (1 items)</b>					<b>\$1,767,100</b>

### Key Findings

**Seismic Repairs in Poor condition.**

Plan Type: Seismic

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

Cost Estimate: \$1,767,100

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

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



### Fire Station #3: Photographic Overview



1 – FRONT ELEVATION



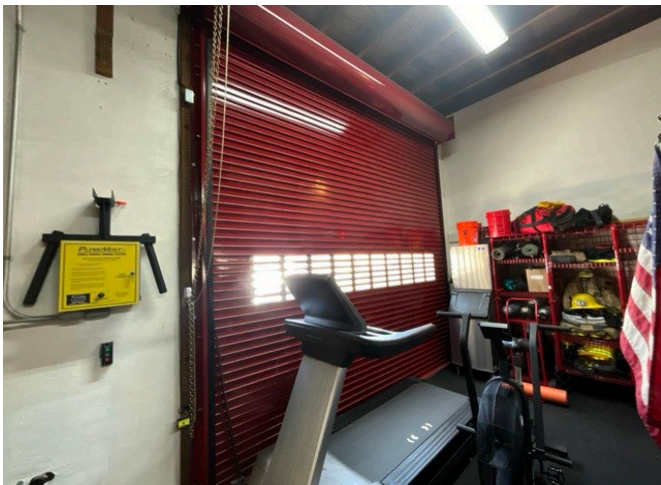
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



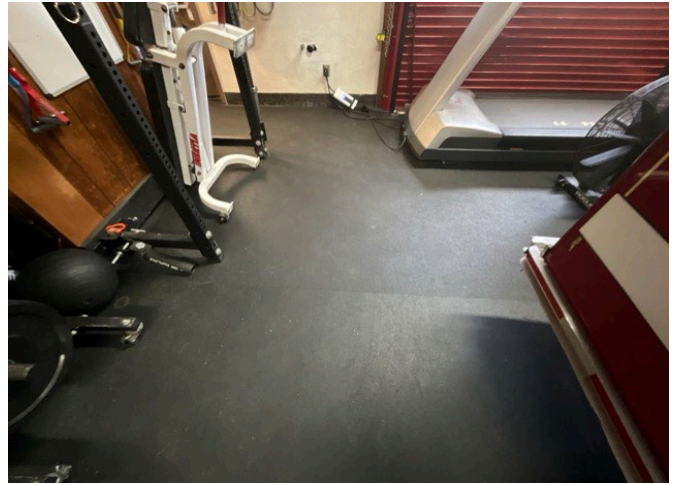
5 – OVERHEAD DOOR



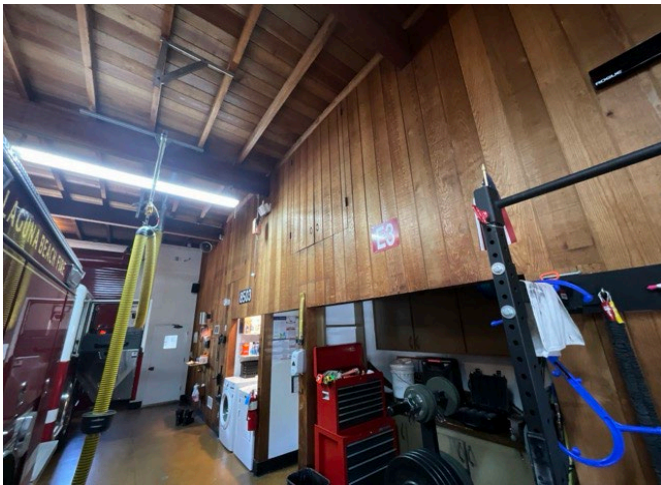
6 – ROOFING



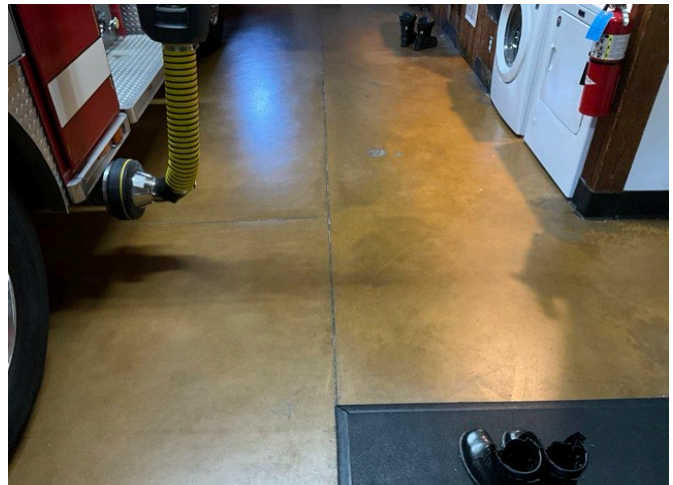
7 – SLEEPING ROOM



8 – RUBBER FLOORING



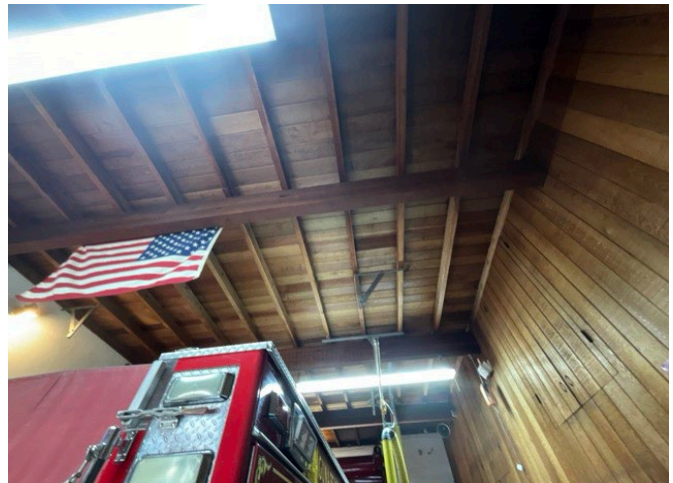
9 – INTERIOR OVERVIEW



10 – FLOORING



11 – FLOORING



12 – INTERIOR CEILINGS



13 – WATER HEATER



14 – RESTROOM



15 – SINK



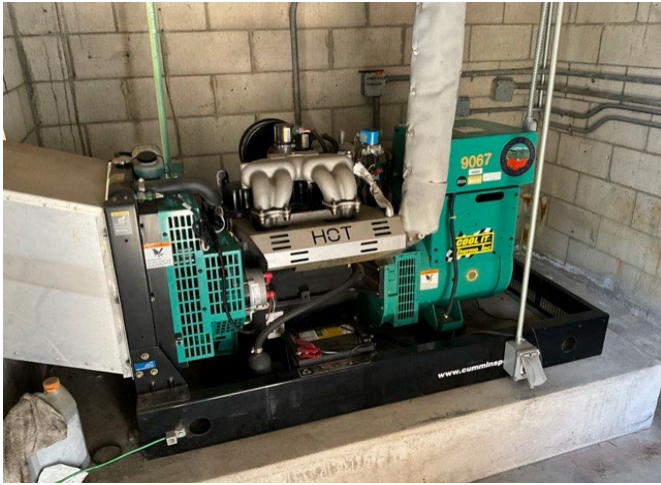
16 – LAVATORIES



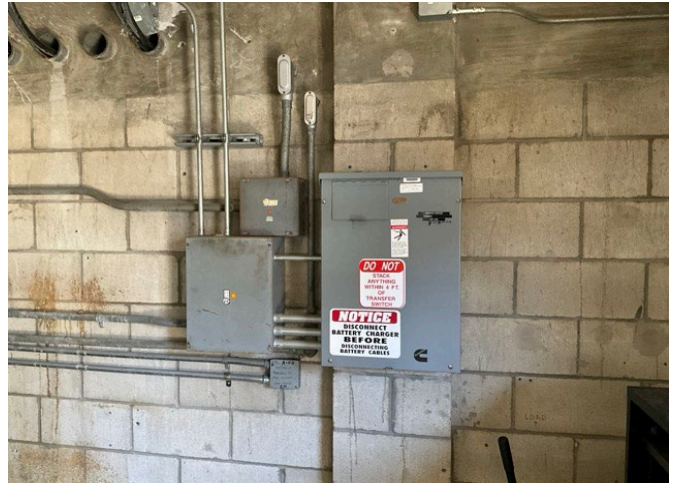
17 – SPLIT SYSTEM DUCTLESS



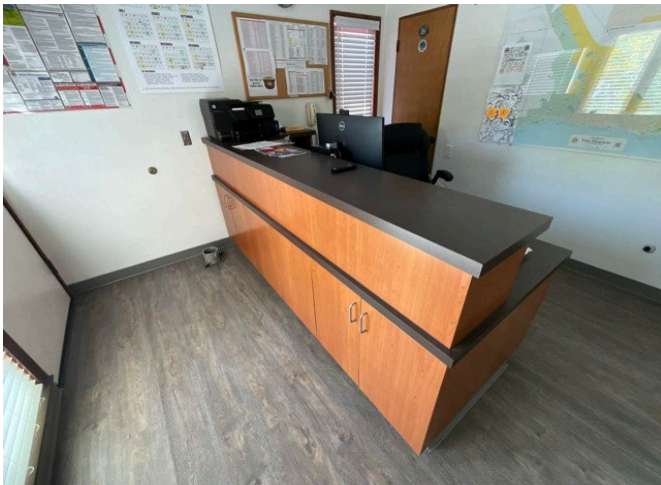
18 – PACKAGED UNIT



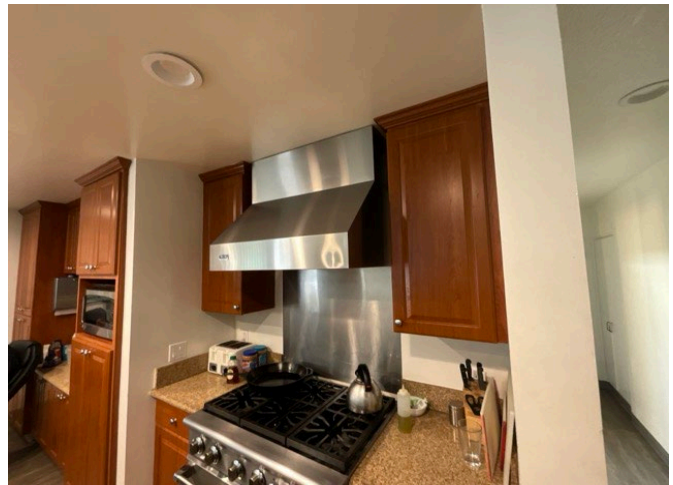
19 – GENERATOR



20 – AUTOMATIC TRANSFER SWITCH



21 – OFFICE



22 – KITCHEN



23 – EXTERIOR LIGHTING



24 – INTERIOR OVERVIEW

### 3. Site



Site: Site Information		
<b>Site Area</b>	0.32 acres	
<b>Parking Spaces</b>	5 total spaces all in open lots; 0 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Concrete lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted signage; wood board fencing; wood board wall dumpster enclosures	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Severe site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas with on-site, back-up propane tank	Fair
<b>Site Lighting</b>	Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	n/a
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	

**Site: Site Information**

<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

**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
Sitework	\$0	\$0	\$0	\$43,563	\$239,077	\$282,640
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,600</b>	<b>\$239,100</b>	<b>\$282,700</b>

**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 – SITE OVERVIEW



3 – LANDSCAPING



4 – IRRIGATION AND LANDSCAPING



5 – RETAINING WALL AND WALKWAYS



6 – SITE PROPANE AND ELECTRICAL

## 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Fire Station #3	1968 / 2016	No	No
Site	1968 / 2016	No	No

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

## Scope

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

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

## 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

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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 #3, 2900 Alta Laguna Boulevard, 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:**



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Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 8. Appendices

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





## Appendix A:

### Site and Floor Plan(s)

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p><b>N</b></p>
	164043.24R000-007.354	Fire Station #3	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 28, 2024	

## Appendix B:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Fire Station #3

**Name of person completing form:** Fire Chief

**Title / Association w/ property:** \_\_\_\_\_

**Length of time associated w/ property:** \_\_\_\_\_

**Date Completed:** May 28, 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 2016	
2	Building size in SF	3,381 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
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?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Fire Station #3

**BV Project Number:** 164043.24R000-007.354

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 #3: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>				
<b>Exterior Accessible Route</b>	NA			
<b>Building Entrances</b>	NA			
<b>Interior Accessible Route</b>	NA			
<b>Elevators</b>	NA			
<b>Public Restrooms</b>	NA			
<b>Kitchens/Kitchenettes</b>	NA			
<b>Playgrounds &amp; Swimming Pools</b>	NA			
<b>Other</b>	NA			

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

## Fire Station #3: Photographic Overview



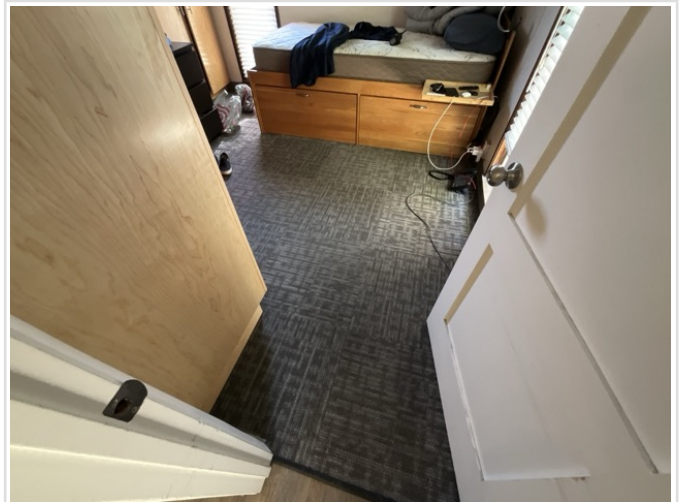
LAVATORIES



SHOWER



SINK



NON-COMPLIANT DOOR HARDWARE



LAVATORY WITH NO CLEARANCE



NON-COMPLIANT TOILET

## Appendix D:

### Component Condition Report

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1020		Poor	Seismic Repairs, Shear Walls, Roof to Wall Connections, Tower and Entrance Door	1 SF	0	8453677
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	1,075 SF	12	7641006
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	3,250 SF	22	7641029
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	22	7641026
B2050	Building Exterior	Fair	Exterior Door, Residential, Slider Aluminum-Framed & Glazed	1	17	7640997
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	2	22	7641007
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	5	32	7640991
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	3,150 SF	17	7641005
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	12	7641034
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	16	32	7641021
C1030	Bedrooms	Fair	Interior Door, Wood, Hollow-Core Residential Closet	6	7	7641020
C2010	Garage	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	300 SF	22	7640992
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,400 SF	2	7641032
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	5	7641018
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,000 SF	7	7641024
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	7641023
C2030	Weight room	Fair	Flooring, Rubber Tile	100 SF	7	7641022
C2050	Garage	Fair	Ceiling Finishes, Wood Paneling	1,000 SF	22	7641000
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,381 SF	3	7641028
<b>Plumbing</b>						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	22	7641031
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	22	7640999
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	22	7641012
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	2	22	7641011
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,381 SF	32	7903213
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	22	7641017
D2010	Restrooms	Fair	Urinal, Standard	1	22	7641016
D2010	Utility closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	7	7640995
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	7	7641014
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	12	7641033
<b>Electrical</b>						
D5010	Interior	Good	Automatic Transfer Switch, ATS, 100 AMP	1	17	7641001
D5010	Generator room	Fair	Generator, Propane, 40 to 80 KW	1	17	7641003
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,381 SF	32	7902935
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,381 SF	12	7641030
<b>Fire Alarm &amp; Electronic Systems</b>						
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,381 SF	7	7903214
<b>Equipment &amp; Furnishings</b>						
E2010	Kitchen	Fair	Casework, Cabinetry, High-End or Laboratory	18 LF	12	7641004
E2010	Front desk	Fair	Casework, Cabinetry, Standard	10 LF	12	7640998
E2010	Kitchen	Good	Casework, Countertop, Solid Surface	20 LF	32	7640993
E2010	Kitchen	Fair	Casework, Cabinetry, High-End or Laboratory	16 LF	12	7641008
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	12	7641002
E2010	Restrooms	Fair	Casework, Cabinetry, Standard	6 LF	12	7641010

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Sitework</b>						
G4050	Building exterior	Fair	Exterior Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 13 to 26 W	6	12	7640994

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

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

## Appendix E:

### Replacement Reserves

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## Appendix F: Equipment Inventory List

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**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7640995	D2010	<b>Water Heater</b>	Gas, Residential, 30 to 50 GAL	50 GAL	Fire Station #3 / Fire Station #3	Utility closet	Bradford White	U15036FRN	FB11539151 D/N:-394	2016		1

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7641014	D3030	<b>Split System Ductless</b>	Single Zone, 1.5 to 2 TON	2 TON	Fire Station #3 / Fire Station #3	Building exterior	Fujitsu	A0U24RLB	FRN 057614	2016		1
2	7641033	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof- Mounted, 3 TON	3 TON	Fire Station #3 / Fire Station #3	Roof	Trane	4YCC4036A1070AA	16375JJN9H	2016		1

**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7641003	D5010	<b>Generator</b>	Propane, 40 to 80 KW	77 KW	Fire Station #3 / Fire Station #3	Generator room	Cummins	GGMA-7808817	H110237193	2016		1
2	7641001	D5010	<b>Automatic Transfer Switch</b>	ATS, 100 AMP		Fire Station #3 / Fire Station #3	Interior	Cummins	No dataplate	No dataplate	2016		1