



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Griffin Structures - City of Laguna Beach FCA

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



PREPARED BY:

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BV PROJECT #:

164043.24R000-008.354

DATE OF REPORT:

August 29, 2024

ON SITE DATE:

May 30, 2024

Laguna Beach Community & Recreation Center

30516 Coast Highway

Laguna Beach, CA 92651

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	5
Main Address	30516 Coast Highway, Laguna Beach, CA 92651
Site Developed	2009
Outside Occupants / Leased Spaces	Unknown
Date(s) of Visit	May 30, 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
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7294222 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Long Beach Community & Recreation Center lies on the hillside above the picturesque Victoria Beach along Highway 1. The building, which was once part of the St. Mary's School campus, was built in 2009 and now serves the Laguna Beach community with spaces for a myriad of classes, hobbies and more.

Architectural

The structures are concrete walls with precast concrete decks, a slab-on-grade concrete floor with a concrete foundation and integral footings. In the Spanish style of architecture, the façade is stucco with open walkways, arches and exposed lumber with a clay tile roof. Typical lifecycle interior finishes, exterior finishes, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems consist of rooftop units and split system condensers. Electricity is fed through a central switch panel to breaker panels. Lighting is LED for all buildings. Plumbing is fed to the building from the municipal supply via copper pipes. Waste leaves the building via cast iron and PVC piping and vents. Fire protection is a wet-pipe system controlled by a central panel that also controls smoke and heat detectors, horns, strobes, pull stations, and exits signs. The MEPF infrastructure itself is generally in fair working condition with some capital improvements anticipated in the short term.

Site

This campus is quite literally carved out of the mountain. To the east, there are retaining walls that reach up to 20 feet high. To the west, three separate tiers that lead to US Highway One then to Victoria Beach. There are large grassy areas, a soccer pitch, mature shade trees and pergolas as well as a large skate park.

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 or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Administration and Elementary School	\$1,500	21,424	\$32,136,000	0%	4.5%	13.4%	23.0%
Chapel	\$1,500	1,058	\$1,587,000	0%	7.0%	17.5%	18.3%
Field Restroom	\$2,500	350	\$875,000	0%	16.8%	22.9%	22.9%
Gymnasium	\$1,500	11,341	\$17,011,500	0%	8.9%	23.8%	30.0%
Middle School	\$1,500	5,714	\$8,571,000	0%	8.0%	31.0%	34.8%

Immediate Needs

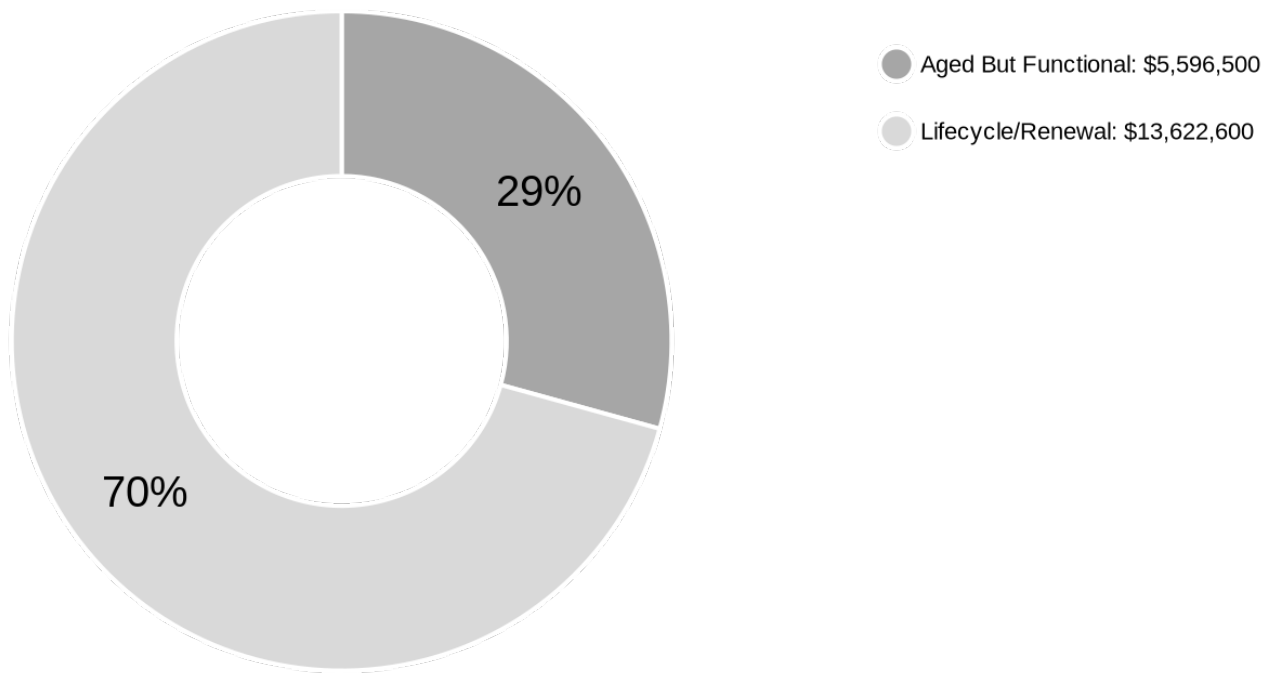
There are no immediate needs to report.

Plan Types

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

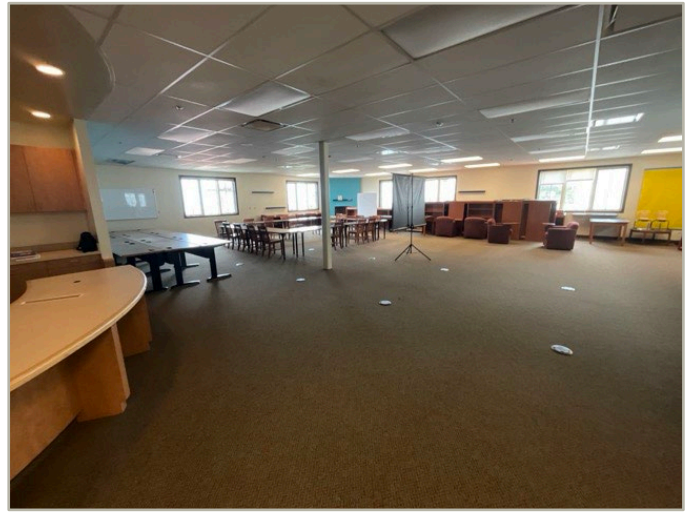
Plan Type Descriptions & Distribution

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: \$19,219,100

2. Administration and Elementary School



Administration and Elementary School: Building Systems Summary

Address 30516 Coast Highway, Laguna Beach, CA 92651

GPS Coordinates 33.5195026, -117.7592469

Constructed/Renovated 2009

Building Area 21,424 SF

Number of Stories 2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with precast deck planks and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Hip construction with clay tiles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT and ceramic tile, and coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: one hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

Administration and Elementary School: 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
Facade	\$0	\$0	\$373,761	\$0	\$1,085,105	\$1,458,866
Roofing	\$0	\$0	\$400,509	\$0	\$33,466	\$433,975
Interiors	\$0	\$0	\$644,287	\$1,622,887	\$2,654,653	\$4,921,827
Conveying	\$0	\$0	\$107,250	\$0	\$848,820	\$956,070
Plumbing	\$0	\$0	\$6,450	\$62,731	\$814,084	\$883,265
HVAC	\$0	\$0	\$430,005	\$42,361	\$1,476,442	\$1,948,808
Fire Protection	\$0	\$0	\$0	\$231,210	\$0	\$231,210
Electrical	\$0	\$0	\$785,594	\$0	\$231,709	\$1,017,303
Fire Alarm & Electronic Systems	\$0	\$0	\$383,918	\$684,847	\$798,138	\$1,866,903
Equipment & Furnishings	\$0	\$0	\$1,171,176	\$435,638	\$709,608	\$2,316,422
TOTALS	\$0	\$0	\$4,303,000	\$3,079,700	\$8,652,100	\$16,034,800

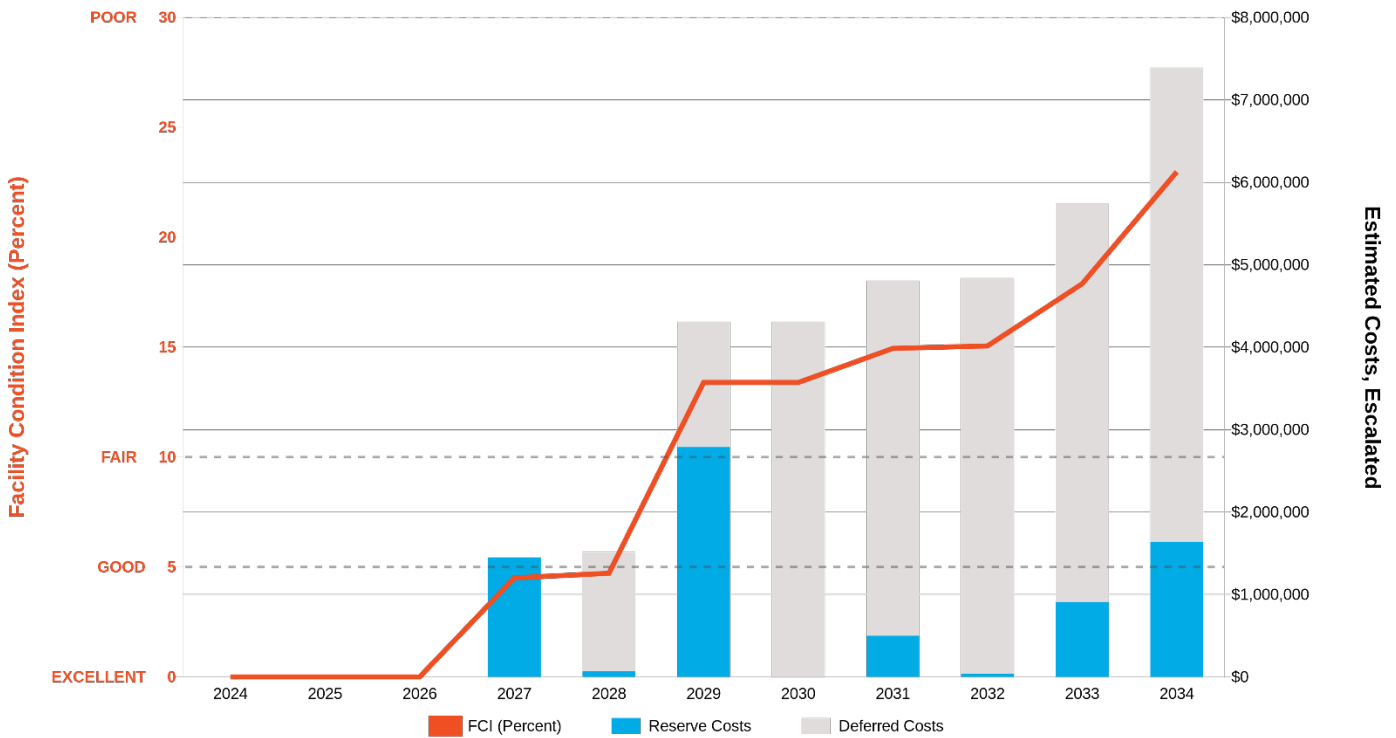
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$32,136,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$671,147.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Administration and Elementary School: Photographic Overview



1 – COVER PHOTO



2 – FRONT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – PRIMARY ROOFING



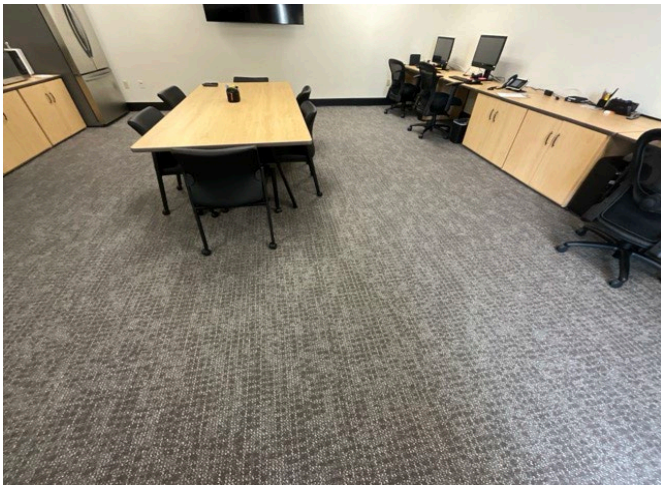
6 – SECONDARY ROOFING



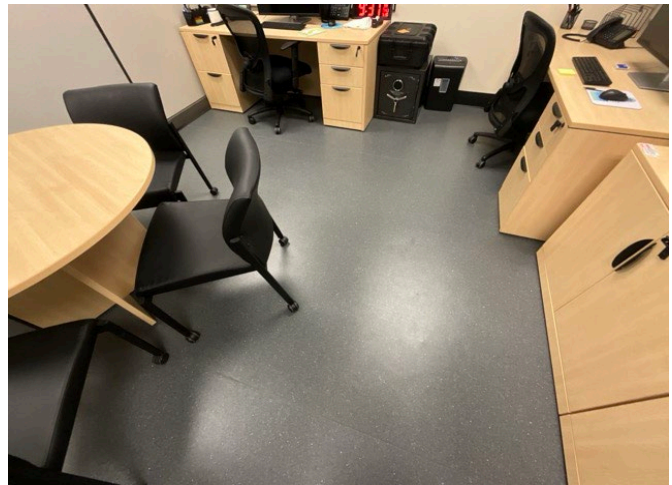
7 – INTERIOR OVERVIEW



8 – INTERIOR OVERVIEW



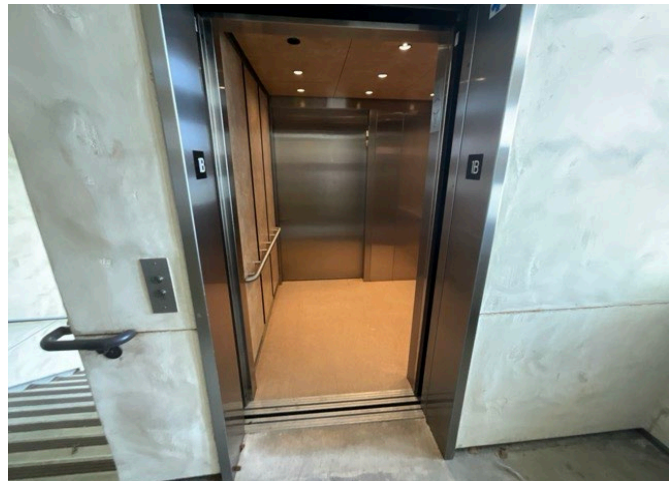
9 – MEETING ROOM



10 – OFFICE



11 – OFFICE CUBICLES



12 – ELEVATOR



13 – TOILET PARTITIONS



14 – PACKAGED UNIT



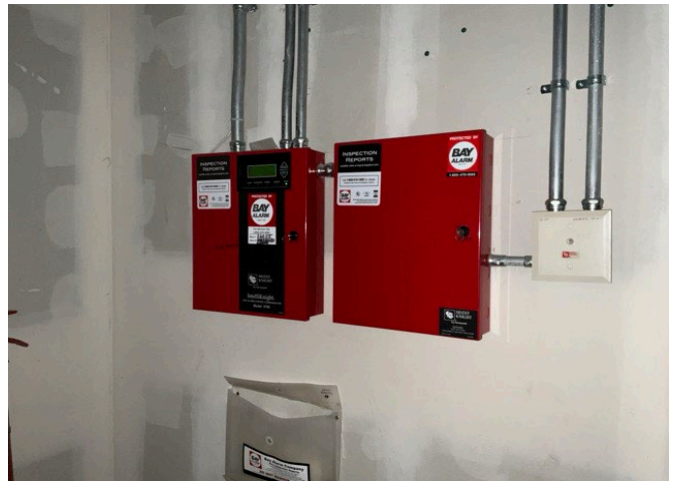
15 – SPLIT SYSTEM



16 – SWITCHBOARD

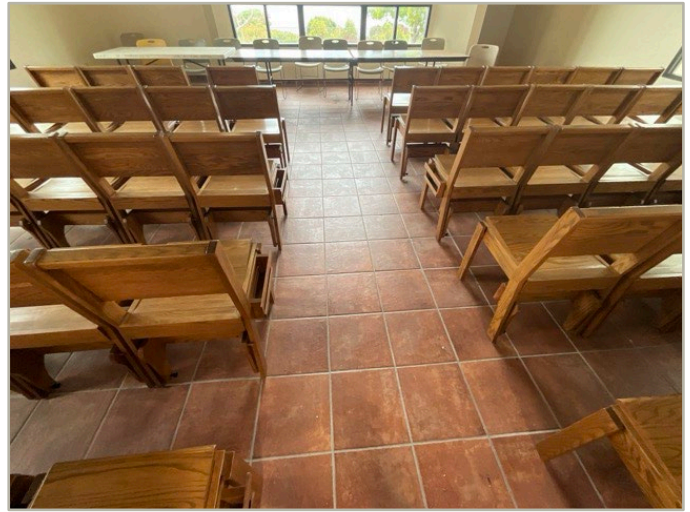


17 – FIRE ALARM SYSTEM COMPONENTS



18 – FIRE ALARM PANEL

3. Chapel



Chapel: Building Systems Summary

Address	30516 Coast Highway, Laguna Beach, CA 92651	
GPS Coordinates	33.5195026, -117.7592469	
Constructed/Renovated	2009	
Building Area	1,058 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Cast-in-place concrete walls with slab-on-grade floor and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Gabel construction with clay tiles	Good
Interiors	Walls: Painted gypsum board Floors: Ceramic tile Ceilings: Wood	Good
Elevators	None	-
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Fair

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

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

Chapel: 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
Facade	\$0	\$0	\$63,662	\$0	\$567,308	\$630,970
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$27,954	\$0	\$238,570	\$266,524
Plumbing	\$0	\$0	\$0	\$0	\$30,892	\$30,892
HVAC	\$0	\$0	\$82,186	\$0	\$170,860	\$253,046
Fire Protection	\$0	\$0	\$0	\$11,416	\$0	\$11,416
Electrical	\$0	\$0	\$41,575	\$0	\$25,745	\$67,320
Fire Alarm & Electronic Systems	\$0	\$0	\$44,040	\$0	\$39,413	\$83,453
Equipment & Furnishings	\$0	\$0	\$18,964	\$0	\$0	\$18,964
TOTALS	\$0	\$0	\$278,400	\$11,500	\$1,072,800	\$1,362,700

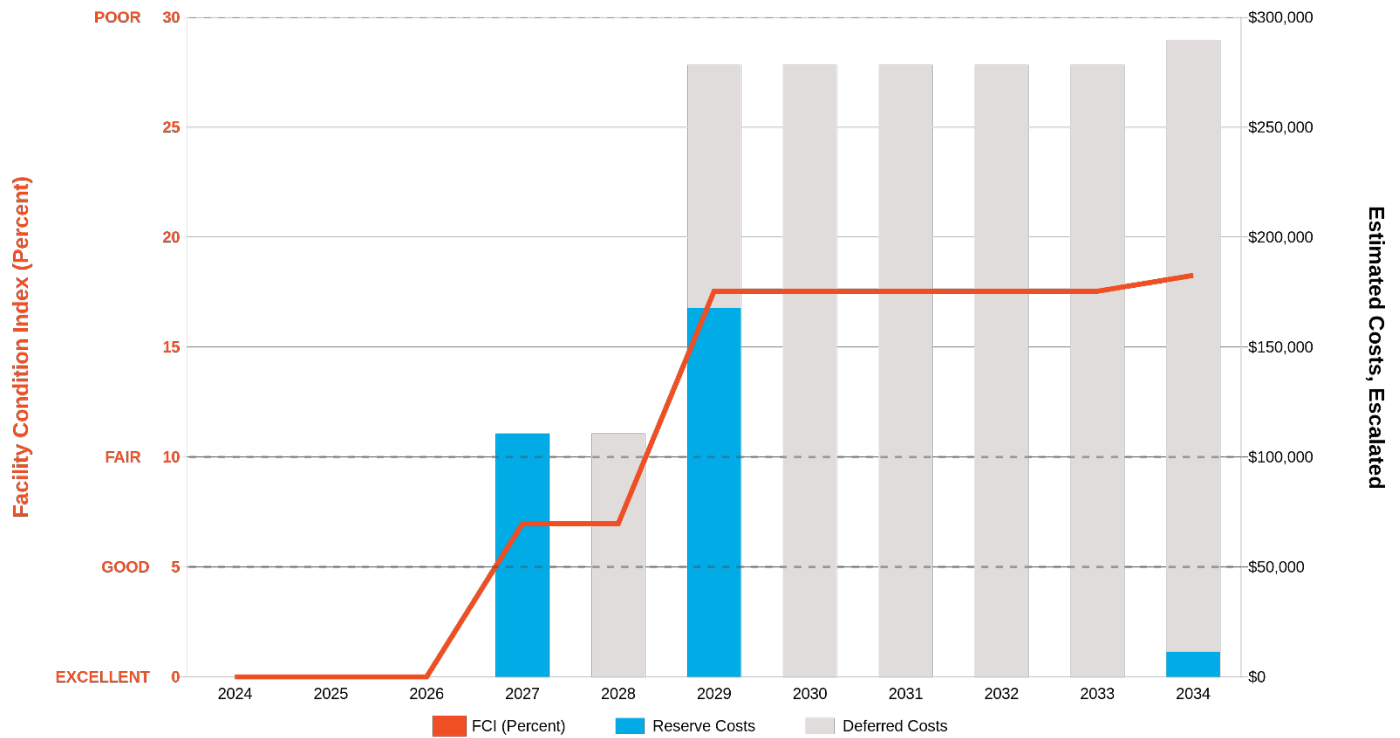
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,587,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$26,345.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Chapel: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



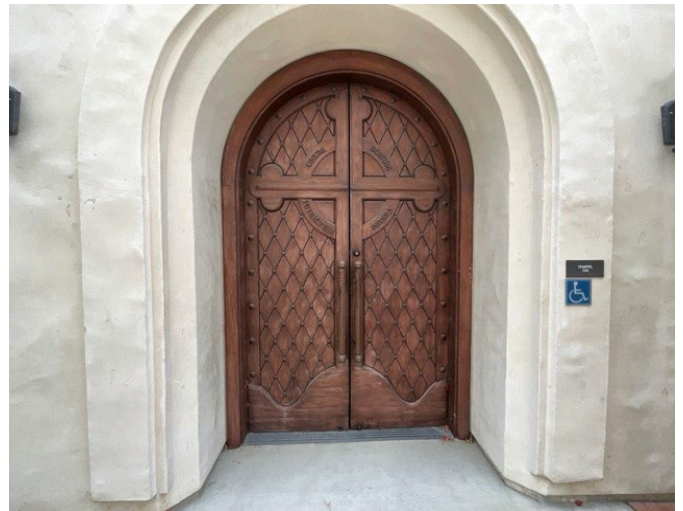
5 - EXTERIOR WALLS



6 - EXTERIOR WINDOWS



7 - INTERIOR OVERVIEW



8 - EXTERIOR DOOR



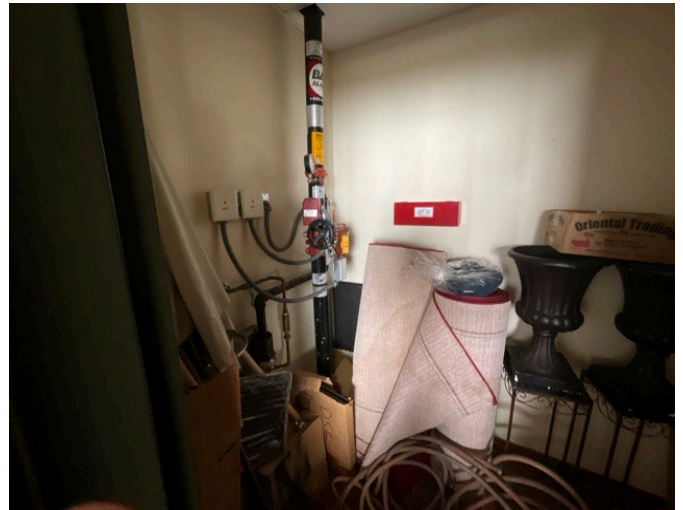
9 - ROOFING



10 - SUPERSTRUCTURE



11 - SPLIT SYSTEMS



12 - FIRE RISER



13 - FIRE SUPPRESSION SYSTEM



14 - INTERIOR LIGHTING SYSTEM



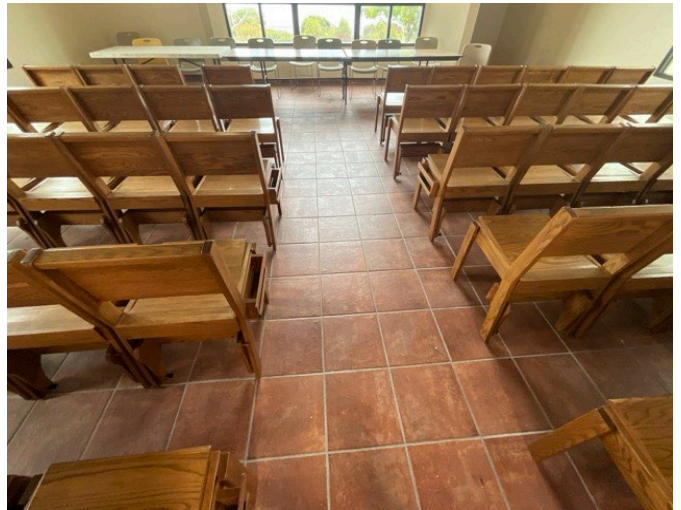
15 - STANDARD FIXTURE W/ LAMP



16 - CASEWORK



17 - CASEWORK



18 - SEATING

4. Field Restroom



Field Restroom: Building Systems Summary

Address	30516 Coast Highway, Laguna Beach, CA 92651	
GPS Coordinates	33.51926111, -117.75952777	
Constructed/Renovated	2009	
Building Area	350 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	CMU walls with slab-on-grade concrete floor	Fair
Facade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Pyramid construction with clay tiles Secondary: Coated Sealed Concrete	Fair
Interiors	Walls: Laminated Paneling (FRP) Floors: Unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Field Restroom: Building Systems Summary		
HVAC	None	-
Fire Suppression	None	-
Electrical	Source & Distribution: Distribution panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke and heat detector in the electrical room.	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Field Restroom: 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
Facade	\$0	\$0	\$57,227	\$0	\$93,217	\$150,444
Roofing	\$0	\$0	\$2,407	\$0	\$3,922	\$6,329
Interiors	\$0	\$0	\$14,423	\$0	\$66,951	\$81,374
Conveying	\$0	\$0	\$104,025	\$0	\$842,115	\$946,140
Plumbing	\$0	\$0	\$8,601	\$0	\$123,433	\$132,034
Electrical	\$0	\$0	\$5,808	\$0	\$14,159	\$19,967
Fire Alarm & Electronic Systems	\$0	\$0	\$8,297	\$0	\$0	\$8,297
TOTALS	\$0	\$0	\$200,800	\$0	\$1,143,800	\$1,344,600

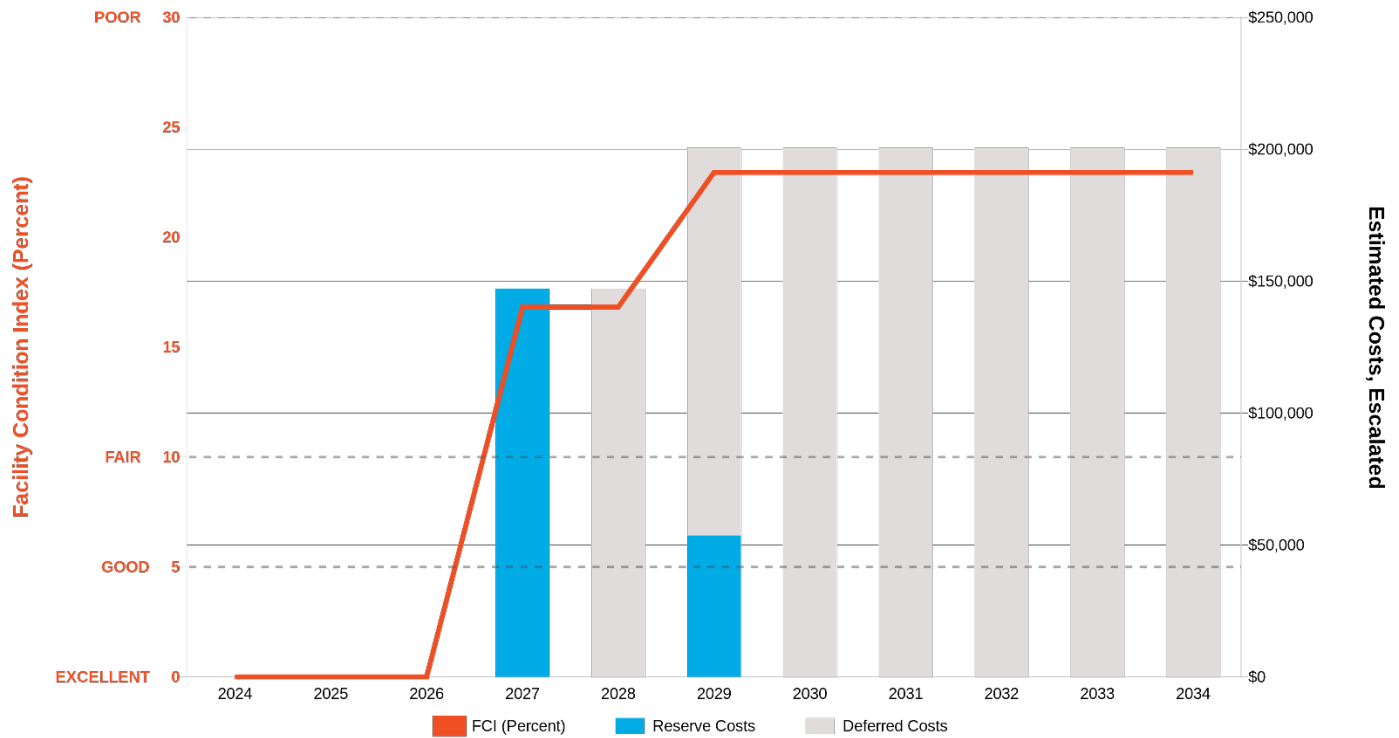
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$875,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$18,253.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Field Restroom: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



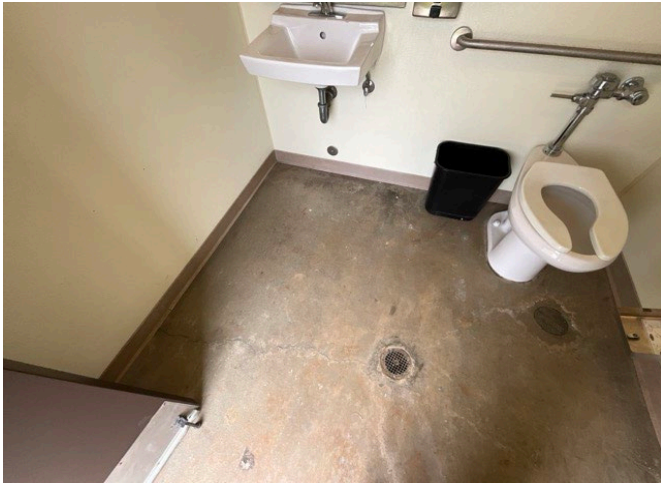
4 – RIGHT ELEVATION



5 – ROOFING



6 – ELEVATOR



7 – RESTROOM



8 – DISTRIBUTION PANEL

5. Gymnasium



Gymnasium: Building Systems Summary

Address	30516 Coast Highway, Laguna Beach, CA 92651	
GPS Coordinates	33.519975, -117.759352777	
Constructed/Renovated	2009	
Building Area	11,341 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with precast deck planks and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Shed construction with clay tiles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile and wood Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair Lift	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

Gymnasium: 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
Facade	\$0	\$0	\$334,640	\$0	\$671,890	\$1,006,530
Roofing	\$0	\$0	\$738,305	\$0	\$16,733	\$755,038
Interiors	\$0	\$0	\$543,499	\$558,576	\$1,067,875	\$2,169,950
Conveying	\$0	\$0	\$0	\$252,152	\$0	\$252,152
Plumbing	\$0	\$0	\$45,156	\$0	\$317,682	\$362,838
HVAC	\$0	\$0	\$507,354	\$44,377	\$875,935	\$1,427,666
Fire Protection	\$0	\$0	\$0	\$122,393	\$0	\$122,393
Electrical	\$0	\$0	\$428,599	\$0	\$77,236	\$505,835
Fire Alarm & Electronic Systems	\$0	\$0	\$663,359	\$0	\$820,108	\$1,483,467
Equipment & Furnishings	\$0	\$0	\$779,667	\$0	\$662,813	\$1,442,480
Sitework	\$0	\$0	\$0	\$80,688	\$0	\$80,688
TOTALS	\$0	\$0	\$4,040,600	\$1,058,200	\$4,510,300	\$9,609,100

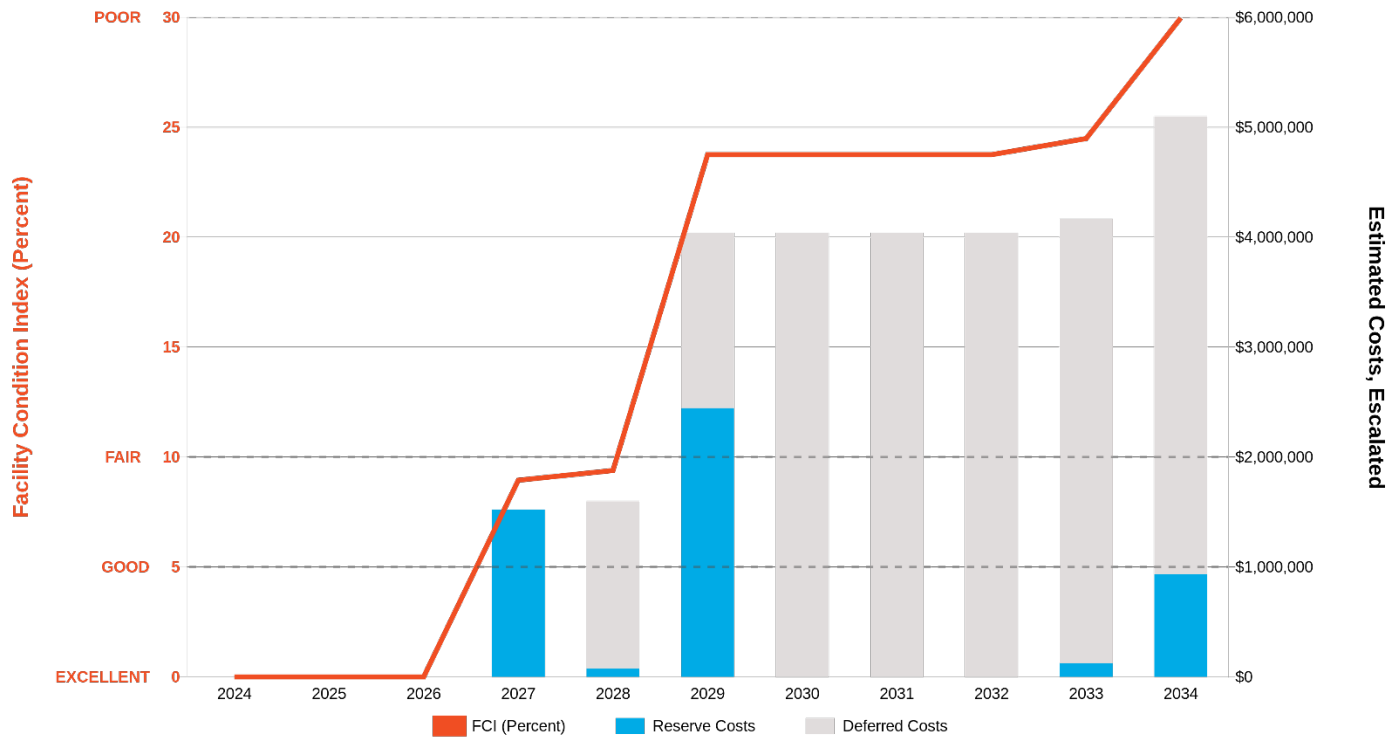
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$17,011,500.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$463,524.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Gymnasium: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – PRIMARY ROOFING



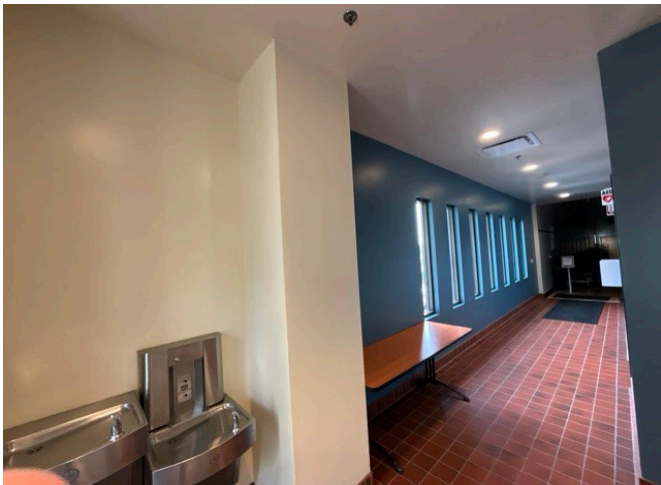
6 – SECONDARY ROOFING



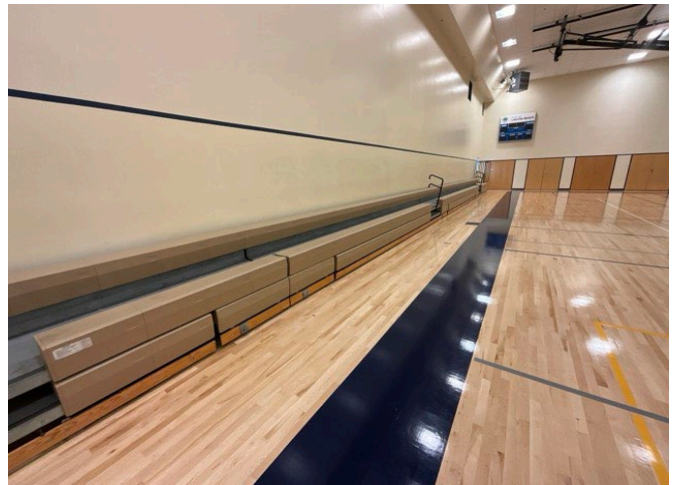
7 – GYMNASIUM



8 – KITCHEN



9 – HALLWAY



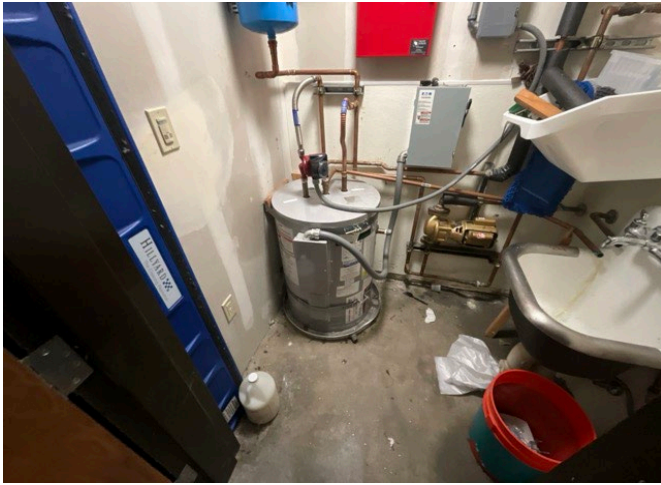
10 – BLEACHERS



11 – VERTICAL LIFT



12 – RESTROOM



13 – WATER HEATER



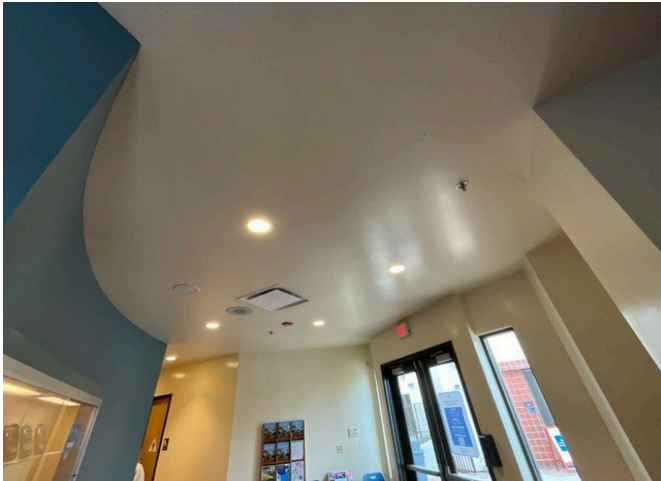
14 – UNIT HEATER



15 – PACKAGED UNIT



16 – PACKAGED UNIT



17 – FIRE ALARM SYSTEM COMPONENTS



18 – FIRE ALARM PANEL

6. Middle School



Middle School: Building Systems Summary

Address	30516 Coast Highway, Laguna Beach, CA 92651	
GPS Coordinates	33.51877222, -117.75880555	
Constructed/Renovated	2009	
Building Area	5,714 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with precast deck planks and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Hip construction with clay tiles Secondary: Flat construction with modified bituminous	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

Middle School: 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
Facade	\$0	\$0	\$116,372	\$0	\$332,441	\$448,813
Roofing	\$0	\$0	\$158,054	\$0	\$16,733	\$174,787
Interiors	\$0	\$0	\$583,920	\$183,566	\$559,372	\$1,326,858
Plumbing	\$0	\$0	\$35,506	\$0	\$400,415	\$435,921
HVAC	\$0	\$0	\$545,288	\$80,686	\$441,327	\$1,067,301
Fire Protection	\$0	\$0	\$0	\$61,665	\$0	\$61,665
Electrical	\$0	\$0	\$215,055	\$0	\$77,236	\$292,291
Fire Alarm & Electronic Systems	\$0	\$0	\$389,407	\$0	\$527,922	\$917,329
Equipment & Furnishings	\$0	\$0	\$613,249	\$0	\$0	\$613,249
TOTALS	\$0	\$0	\$2,656,900	\$326,000	\$2,355,500	\$5,338,400

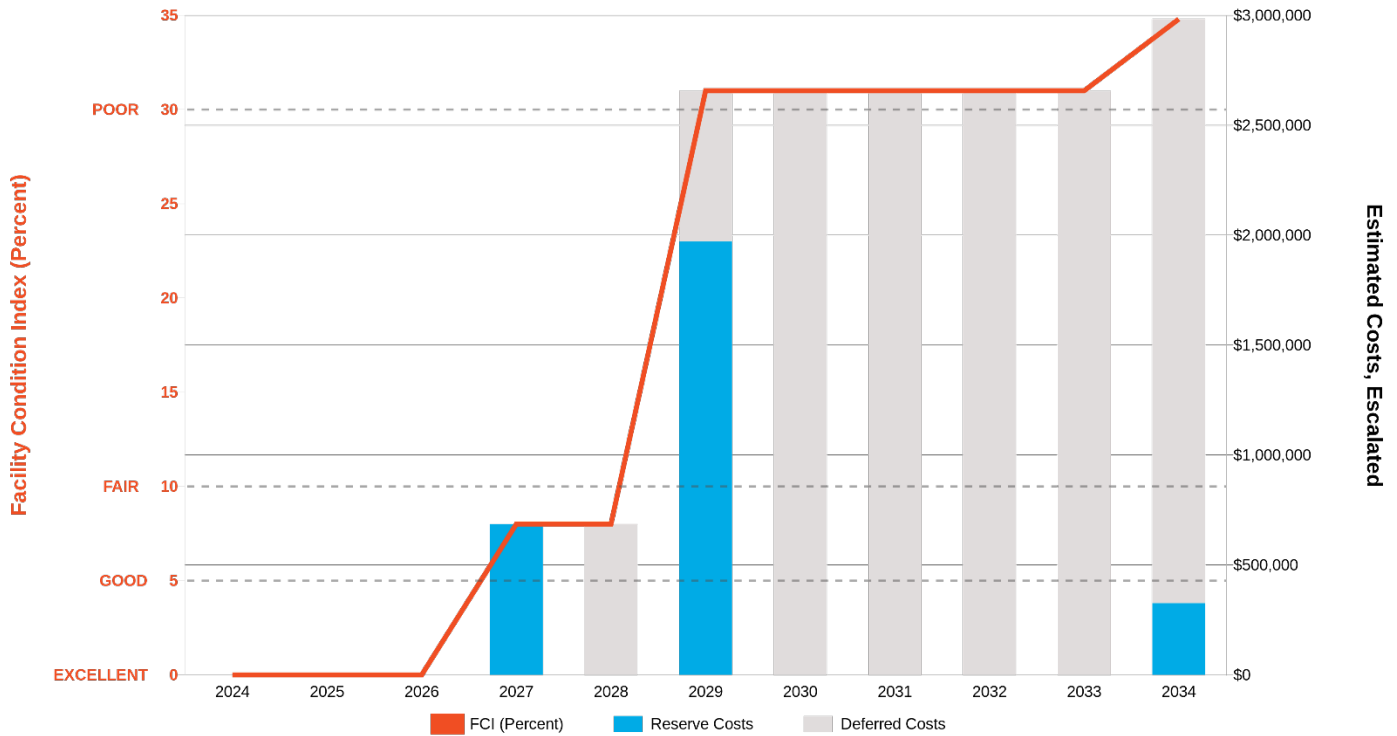
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$8,571,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$271,160.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Middle School: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



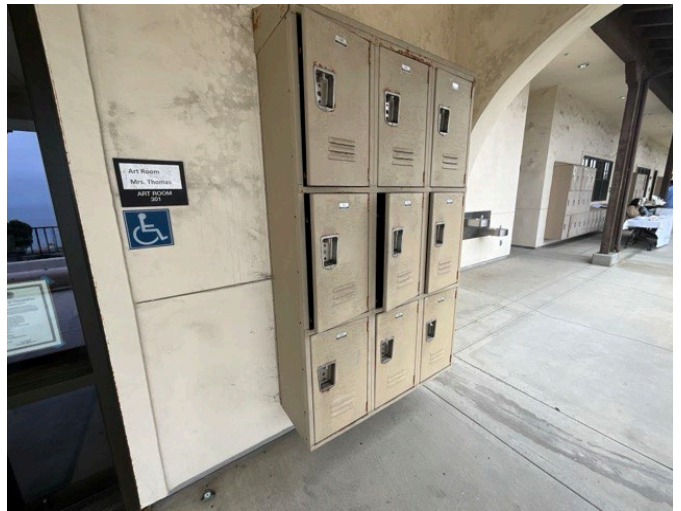
5 - PRIMARY ROOFING



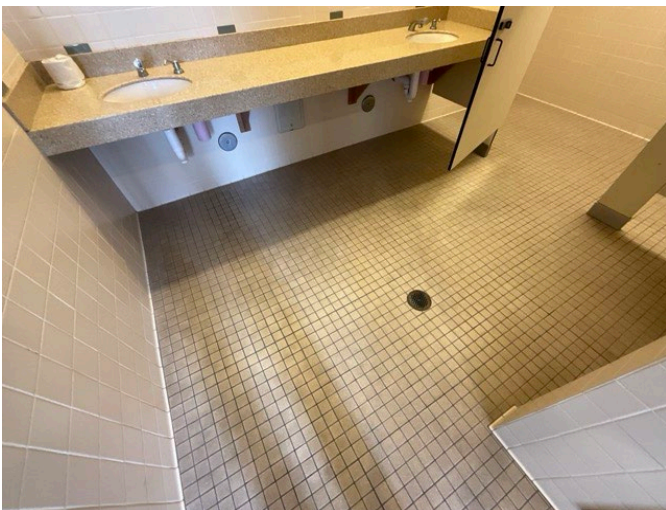
6 - SECONDARY ROOFING



7 - INTERIOR OVERVIEW



8 - LOCKERS



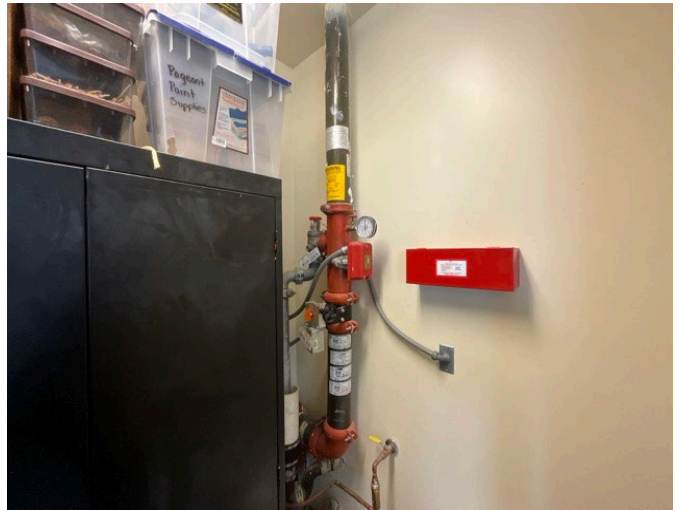
9 - RESTROOM



10 - DRINKING FOUNTAIN



11 - PACKAGED UNITS



12 - FIRE RISER



13 - MAIN DISTRIBUTION PANEL



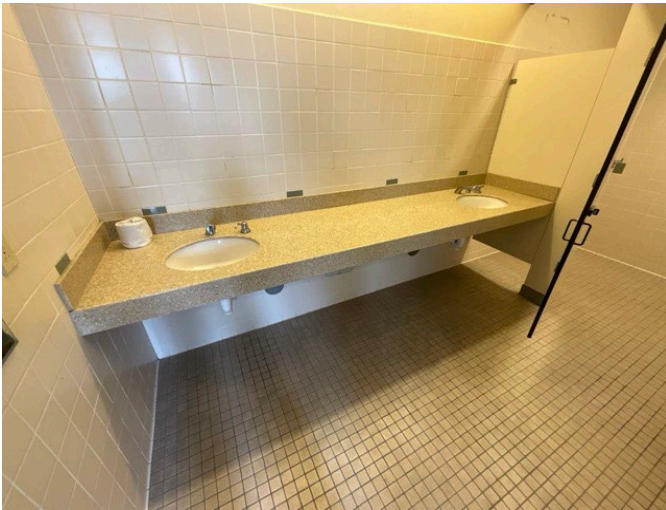
14 - FIRE ALARM PANEL



15 - SCIENCE CLASSROOM



16 - CASEWORK



17 - CASEWORK



18 - CASEWORK

7. Site



Site: Site Information		
Site Area	6.55 acres	
Parking Spaces	42 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Chain link and wrought iron fencing; CMU walls and dumpster enclosures Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage buildings	Good

Site: Site Information	
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 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
Structure	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$135,163	\$135,163
Electrical	\$0	\$0	\$6,637	\$0	\$0	\$6,637
Special Construction & Demo	\$0	\$0	\$0	\$0	\$601,304	\$601,304
Sitework	\$0	\$0	\$1,950,556	\$1,307,168	\$6,609,747	\$9,867,471
TOTALS	\$0	\$0	\$1,957,200	\$1,307,200	\$7,346,300	\$10,610,700

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 - SKATE PARK



2 - STAIRS



3 - FIRE BACKFLOW PREVENTER



4 - TRANSFORMER



5 - EXTERIOR LIGHTING



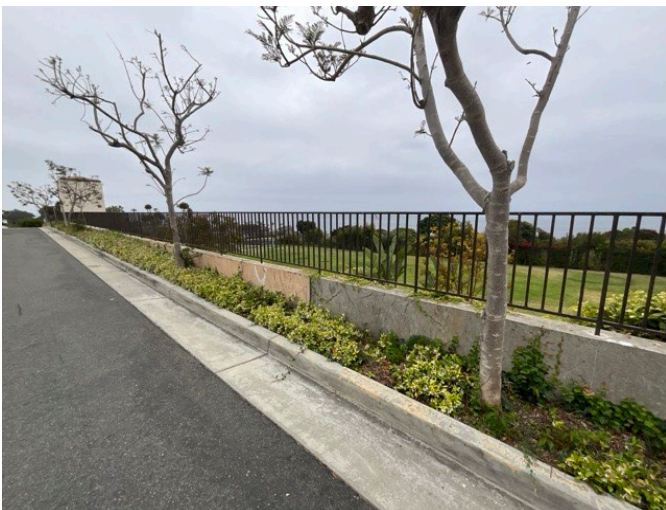
6 - ANCILLARY BUILDING



7 - SHADE STRUCTURE



8 - PLAY AREA



9 - FENCING



10 - IRRIGATION SYSTEM



11 - PARKING



12 - MULTIPURPOSE PLAY COURT



13 - STAIRS



14 - PARKING



15 - SIDEWALK AND LANDSCAPING



16 - SIDEWALK AND LANDSCAPING



17 - ATHLETIC SURFACES & COURTS



18 - PLAY STRUCTURE



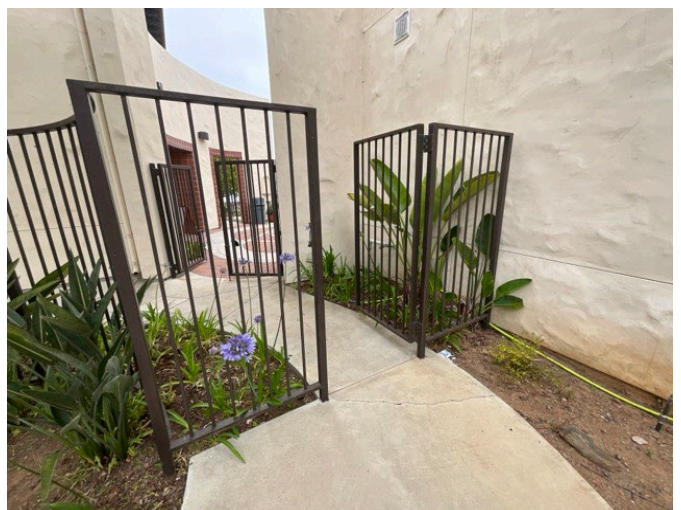
19 - PLAYGROUND SURFACE



20 - PLAY STRUCTURE



21 - PARK BENCHES



22 - GATES



23 - RETAINING WALL



24 - POLE LIGHT FIXTURE W/ LAMPS

8. 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>
Administration and Elementary School	2009	No	No
Chapel	2009	No	No
Field Restroom	2009	No	No
Gymnasium	2009	No	No
Laguna Beach Community & Recreation Center	2009	No	No
Middle School	2009	No	No
Site	2009	No	No

9. 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.

10. 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.

11. Certification

Griffin Structures - City of Laguna Beach FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Laguna Beach Community & Recreation Center, 30516 Coast Highway, 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
800.733.0660 ext. 7297980
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12. 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



 BUREAU VERITAS	Project Number	Project Name	
	164043.24R000-008.354	LB Community & Recreation Center	
	Source	On-Site Date	
	Google	May 30, 2024	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: LB Community & Recreation Center

Name of person completing form: Aaron

Title / Association w/ property: _____

Length of time associated w/ property: _____

Date Completed: May 30, 2024

Phone Number: _____

Method of Completion: _____

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 2009	Renovated	
2	Building size in SF	21,424	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2023	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Potentially turn two classrooms into an Incident Management room in 2025. new flooring finish in administration and offices in 2023		
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				Addition of elevator and restroom updates
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					Unknown

Signature of Assessor

Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: LB Community & Recreation Center

BV Project Number: 164043.24R000-008.354

Facility History and 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		

LB Community & Recreation Center: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
Kitchens/Kitchenettes	NA			
Playgrounds and 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*

LB Community & Recreation Center: Photographic Overview



ACCESSIBLE PARKING AREA



PARKING STALL



ACCESSIBLE PATH



CURB CUT

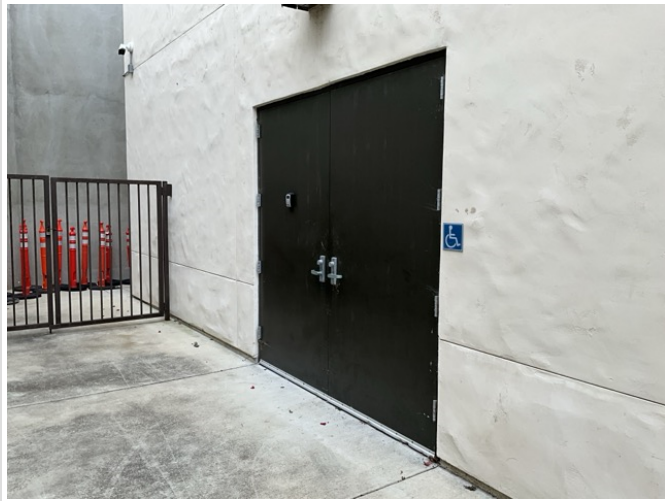


ACCESSIBLE ENTRANCE



SIGNAGE

LB Community & Recreation Center: Photographic Overview



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE



DRINKING FOUNTAINS



WHEELCHAIR LIFT



ACCESSIBLE TOILET STALL



ACCESSIBLE LAVATORY

Appendix D:

Component Condition Report

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	500 SF	35	7645163
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	7645175
Electrical						
D5040	Site	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	3	5	7645169
Special Construction & Demo						
F1020	Near soccer field	Fair	Ancillary Building, Steel, Pre-Engineered	110 SF	20	7645168
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	600 SF	15	7645170
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	250 SF	15	7645182
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,300 SF	3	7906510
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,300 SF	10	7645177
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	700 SF	15	7645166
G2030	Site	Good	Sidewalk, Concrete, Large Areas	14,000 SF	35	7645165
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	5	5	7645157
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	7645155
G2050	Site	Fair	Playground Surfaces, Rubber, Poured-in-Place	1,700 SF	5	7645184
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7906512
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement	10,000 SF	15	7645178
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	7645160
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	5	7645180
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	450 LF	35	7645159
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	250 LF	25	7645156
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	50 LF	35	7645186
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF)	24 LF	25	7645172
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	14,750 SF	35	7645176
G2060	Site	Fair	Flagpole, Metal	1	15	7645164
G2080	Site	Fair	Irrigation System, Control Panel	2	3	7906505
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	35,000 SF	5	7645171
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	8	5	7645185

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Refinish	13,650 SF	3	7903923
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	28	15	7644962
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	33	25	7644972
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	15	7644983
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	6,800 SF	35	7644960
B3010	Roof	Fair	Roofing, Modified Bitumen	4,600 SF	5	7644957
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	520 LF	5	7644974
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7644963
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	1	15	7644958
Interiors						
C1020	Library	Fair	Interior Window, Fixed, 6 SF	4	25	7645007
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Commercial	16	25	7645014
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,250 SF	10	7644985
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	5	7645020
C2010	Building Exterior	Good	Wall Finishes, any surface, Prep & Paint	36,420 SF	9	7644994
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	25	7644959
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	25	7644999
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	15,000 SF	3	7645005
C2030	Patio	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	500 SF	5	7644988
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	5,000 SF	9	7644977
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	9	7644992
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	7645018
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7904055
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	15	7904054
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	12	15	7644961
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	21,424 SF	25	7644970
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	15	7644964
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7904057
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	4	15	7644991
D2010	Restrooms	Fair	Urinal, Standard	3	15	7644997
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	7	7644998

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	15	7644993
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 6 IN	4	25	7644996
HVAC						
D3020	Library	Fair	Fireplace, Natural Gas, 40 MBH	1	15	7644979
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	3	7645008
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7645012
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	7644967
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	7645021
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	21,424 SF	15	7903922
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	7644956
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7644981
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	7645002
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	7644986
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	10	7645019
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	21,424 SF	10	7645022
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V, 2000 AMP	4	25	7644965
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	3	15	7904759
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	21,424 SF	25	7645009
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	12	5	7644955
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,424 SF	5	7644966
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	21,424 SF	10	7645011
D7050	Office	Fair	Fire Alarm Panel, Multiplex	1	8	7644980
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	21,424 SF	3	7903921
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	276 LF	5	7645010
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	12 LF	5	7644982
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	22 LF	5	7644987
E2010	Administration	Fair	Casework, Cabinetry, Standard	28 LF	5	7645017
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	74 LF	5	7645016
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	32 LF	5	7644990
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	10 LF	25	7645004
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	12 LF	5	7644973

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Administration	Fair	Casework, Cabinetry, Standard	16 LF	5	7644989
E2010	Multi-purpose 251	Fair	Casework, Cabinetry, Standard	22 LF	5	7644995
E2050	Office	Good	Office Furniture & Cubicles, Budgetary Upgrade, Mid-Range	2,500 SF	7	7644978

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	2,325 SF	3	7645024
B2020	Building Exterior	Fair	Window, Historical, Aluminum Double-Glazed, 16-25 SF	5	15	7645036
B2020	Building Exterior	Fair	Glazing, any type by SF	140 SF	15	7645027
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	7645037
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	15	7645025
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,058 SF	35	7770938
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	25	7645026
C1070	Utility closet	Fair	Suspended Ceilings, Acoustical Tile (ACT)	58 SF	13	7645044
C2010	Building Exterior	Good	Wall Finishes, any surface, Prep & Paint	2,600 SF	3	7645039
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,058 SF	25	7645034
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,058 SF	15	7645042
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,058 SF	25	7904904
D2010	Utility closet	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	7645029
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7645038
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7645035
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,058 SF	10	7645023
D4010	Utility closet	Fair	Fire Riser, Wet Standpipe, 4 IN	1	25	7645030
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,058 SF	25	7645043
D5020	Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	7904903
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,058 SF	5	7645041
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	2	5	7645033

Fire Alarm & Electronic Systems

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	1,058 SF	5	7645032
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,058 SF	3	7904905
Equipment & Furnishings						
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	4 LF	5	7645031
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	4 LF	5	7645028

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Refinish	2,090 SF	3	7904907
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	25	7645049
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	80 SF	35	7905006
B3010	Roof	Fair	Roofing, Concrete Coating	210 SF	3	7905007
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	525 SF	3	7904911
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	211 SF	15	7645047
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	350 SF	3	7645048
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	3	7645055
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	15	7904908
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	7645054
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7904909
Plumbing						
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	350 SF	25	7645052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7645056
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	7645045
D2010	Restrooms	Fair	Urinal, Standard	2	15	7645046
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	15	7645051
Electrical						
D5020	Electrical room	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	350 SF	25	7645053
D5020	Interior	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	15	7904910
D5040	Restrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	350 SF	5	7645057
Fire Alarm & Electronic Systems						
D7050	Restrooms	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	350 SF	5	7645050

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	11,875 SF	3	7645066
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	17	15	7645062
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	7906205
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	25	7645086
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,280 SF	35	7645077
B3010	Roof	Fair	Roofing, Modified Bitumen	10,300 SF	3	7645073
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7645061
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Room Divider, Basic Fabric	1,320 SF	10	7645059
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Commercial	24	25	7645083
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,400 SF	10	7645091
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	5	7645081
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	17,000 SF	5	7645075
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	25	7645099
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	5	7645092
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	2,000 SF	9	7645067
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	4	7645070
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,850 SF	25	7645071
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	7645074
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	10	7645078
Plumbing						
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,341 SF	25	7645103
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7645094
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7645068
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	4	15	7645102
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	7645095
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	7906218
D2010	Restrooms	Fair	Urinal, Standard	2	15	7645093
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	7906219
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	15	7645063
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 2 IN	3	25	7645079
HVAC						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Gymnasium	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	6	5	7645100
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	5	7645096
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	11,341 SF	15	7906216
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	5	7645098
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	10	7645089
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	10	7645069
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,341 SF	10	7645087
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	11,341 SF	25	7906212
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1000 AMP	1	25	7906208
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	15	7906209
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, any type w/ LED Replacement, 10 to 66 W	8	5	7645082
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,341 SF	5	7645080
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	11,341 SF	3	7645065
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	11,341 SF	5	7645060
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7906197
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,341 SF	3	7906213
Equipment & Furnishings						
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7645084
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted	6	15	7645076
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	3	7906203
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	150	5	7645101
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	36 LF	5	7645058
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	12 LF	25	7645064
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	55 LF	5	7645090
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	55 LF	25	7645088
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7645097

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

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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type by SF	60 SF	15	7906281
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	15	7645117
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	25	7645120
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,000 SF	5	7645143
B3010	Roof	Good	Roofing, Clay/Concrete Tile	5,800 SF	35	7645141
B3060	Roof	Fair	Roof Hatch, Metal	1	15	7645136
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	25	7645146
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	10	7645108
C1090	Building exterior	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	62 LF	5	7645138
C1090	Restroom	Fair	Toilet Partitions, Metal	7	5	7906288
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,150 SF	3	7645130
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	25	7645119
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	7645133
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,200 SF	3	7645152
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	3	7645148
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7645114
D2010	Utility room	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7906274
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	7645112
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	7645137
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	5	15	7645115
D2010	Lab	Fair	Emergency Plumbing Fixtures, Eye Wash	1	5	7645121
D2010	Classrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	7645123
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,714 SF	25	7645125
D2010	Lab	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	5	15	7645126
D2010	Classrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	3	15	7645110
D2010	Restrooms	Fair	Urinal, Standard	3	15	7645129
D2030	Roof	Fair	Supplemental Components, Drains, Roof, 6 IN	8	25	7645140
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	4	5	7645124
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	5,714 SF	15	7906278
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	7645127
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	10	7645122

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	4	10	7645107
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,714 SF	10	7645134
D4010	Utility closet	Fair	Fire Riser, Wet Standpipe, 4 IN	1	25	7645132
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 400 AMP	1	15	7645149
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	5,714 SF	25	7645151
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	6	5	7645128
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,714 SF	5	7645109
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	5,714 SF	3	7645116
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7906269
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	5,714 SF	5	7645147
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,714 SF	3	7906276
Equipment & Furnishings						
E1040	Kiln room	Fair	Ceramics Equipment, Kiln	1	5	7645131
E2010	Lab	Fair	Casework, Cabinetry, Standard	52 LF	5	7645105
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	32 LF	5	7645135
E2010	Restrooms	Fair	Casework, Countertop, Solid Surface	16 LF	25	7645150
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	92 LF	5	7645139
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	72 LF	5	7645142

Appendix E: Replacement Reserves



BUREAU
VERITAS

Replacement Reserves Report

8/13/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Laguna Beach Community and Recreation Center / Administration and Elementary School	\$0	\$0	\$0	\$1,447,244	\$67,738	\$2,787,990	\$0	\$498,370	\$36,594	\$908,039	\$1,636,681	\$0	\$0	\$608,819	\$0	\$3,482,020	\$0	\$709,609	\$2,231,692	\$1,619,921	\$0	\$16,034,715
Laguna Beach Community and Recreation Center / Chapel	\$0	\$0	\$0	\$110,577	\$0	\$167,815	\$0	\$0	\$0	\$0	\$11,418	\$0	\$0	\$151,606	\$0	\$710,923	\$0	\$0	\$39,415	\$0	\$170,864	\$1,362,619
Laguna Beach Community and Recreation Center / Field Restroom	\$0	\$0	\$0	\$147,176	\$0	\$53,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,639	\$0	\$871,174	\$0	\$0	\$151,998	\$0	\$0	\$1,344,608
Laguna Beach Community and Recreation Center / Gymnasium	\$0	\$0	\$0	\$1,521,748	\$75,264	\$2,443,585	\$0	\$0	\$0	\$124,876	\$933,317	\$0	\$0	\$529,650	\$0	\$2,645,036	\$0	\$0	\$952,738	\$359,878	\$23,001	\$9,609,093
Laguna Beach Community and Recreation Center / Middle School	\$0	\$0	\$0	\$685,886	\$0	\$1,970,982	\$0	\$0	\$0	\$0	\$325,923	\$0	\$0	\$361,487	\$0	\$1,006,441	\$0	\$0	\$964,548	\$0	\$23,001	\$5,338,267
Laguna Beach Community and Recreation Center / Site	\$0	\$0	\$0	\$162,965	\$0	\$1,794,237	\$0	\$0	\$116,505	\$0	\$1,190,666	\$0	\$0	\$148,693	\$0	\$6,804,522	\$0	\$0	\$338,792	\$0	\$54,216	\$10,610,596
Grand Total	\$0	\$0	\$0	\$4,075,595	\$143,002	\$9,218,229	\$0	\$498,370	\$153,099	\$1,032,914	\$4,098,005	\$0	\$0	\$1,920,894	\$0	\$15,520,116	\$0	\$709,609	\$4,679,183	\$1,979,799	\$271,082	\$44,299,897

Laguna Beach Community and Recreation Center / Administration and Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	7903923	Exterior Walls, Stucco, Refinish	10	7	3	13650	SF	\$3.82	\$23.65	\$322,869				\$322,869												\$322,869						\$645,739	
B2020	7644962	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	28	EA	\$950.00	\$5,882.40	\$164,707																	\$164,707					\$164,707	
B2050	7644983	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	8	EA	\$1,300.00	\$8,049.60	\$64,397																		\$64,397				\$64,397	
B3010	7644957	Roofing, Modified Bitumen, Replace	20	15	5	4600	SF	\$10.00	\$61.92	\$284,832						\$284,832																\$284,832	
B3020	7644974	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	520	LF	\$9.00	\$55.73	\$28,979						\$28,979																\$28,979	
B3060	7644958	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																	\$8,050					\$8,050	
B3060	7644963	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																	\$8,050					\$8,050	
C1070	7644985	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	20250	SF	\$3.50	\$21.67	\$438,858														\$438,858								\$438,858	
C1090	7645020	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	12	EA	\$750.00	\$4,644.00	\$55,728						\$55,728																\$55,728	
C2010	7644994	Wall Finishes, any surface, Prep & Paint	10	1	9	36420	SF	\$1.50	\$9.29	\$338,269																			\$338,269			\$338,269	\$676,538
C2030	7644988	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	500	SF	\$9.00	\$55.73	\$27,864						\$27,864											\$27,864					\$27,864	
C2030	7645005	Flooring, Vinyl Tile (VCT), Replace	15	12	3	15000	SF	\$5.00	\$30.96	\$464,400				\$464,400															\$464,400			\$928,800	
C2030	7644977	Flooring, Carpet, Commercial Standard, Replace	10	1	9	5000	SF	\$7.50	\$46.44	\$232,200																			\$232,200			\$232,200	\$464,400
C2050	7644992	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	1200	SF	\$2.00	\$12.38	\$14,861																			\$14,861			\$14,861	\$29,722
D1010	7904055	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$55,728.00	\$55,728					\$55,728															\$55,728			\$111,456
D1010	7645018	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$30,960.00	\$30,960						\$30,960																\$30,960	
D1010	7904054	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	15	15	1	EA	\$55,000.00	\$340,560.00	\$340,560																	\$340,560					\$340,560	
D2010	7904057	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$900.00	\$5,572.80	\$5,573				\$5,573															\$5,573			\$11,146	
D2010	7644998	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	6	EA	\$1,200.00	\$7,430.40	\$44,582																						\$44,582	
D2010	7644964	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	10	EA	\$1,200.00	\$7,430.40	\$74,304																		\$74,304					\$74,304
D2010	7644961	Sink/Lavatory, Wall-Hung, Replace	30	15	15	12	EA	\$1,700.00	\$10,526.40	\$126,317																	\$126,317					\$126,317	
D2010	7644991	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	4	EA	\$1,100.00	\$6,811.20	\$27,245																	\$27,245					\$27,245	
D2010	7644997	Urinal, Standard, Replace	30	15	15	3	EA	\$1,100.00	\$6,811.20	\$20,434																	\$20,434					\$20,434	
D2010	7644993	Toilet, Commercial Water Closet, Replace	30	15	15	17	EA	\$1,300.00	\$8,049.60	\$136,843																	\$136,843					\$136,843	
D3020	7644979	Fireplace, Natural Gas, 40 MBH, Replace	30	15	15	1	EA	\$5,500.00	\$34,056.00	\$34,056																		\$34,056					\$34,056
D3030	7645008	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	\$5,200.00	\$32,198.40	\$32,198				\$32,198															\$32,198			\$64,397	
D3030	7645012	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,100.00	\$43,963.20	\$43,963				\$43,963															\$43,963			\$87,926	
D3030	7644967	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768															\$24,768			\$49,536	
D3030	7645021	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768															\$24,768			\$49,536	
D3050	7644956	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																\$55,728	
D3050	7644981	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																\$55,728	
D3050	7645002	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																\$55,728	
D3050	7644986	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728						\$55,728																\$55,728	
D3050	7903922	HVAC System, Ductwork, Medium Density, Replace	30	15	15	21424	SF	\$4.00	\$24.77	\$530,630																	\$530,630					\$530,630	
D3060	7645019	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	3	EA	\$1,400.00	\$8,668.80	\$26,006															\$26,006							\$26,006	
D4010	7645022	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	21424	SF	\$1.07	\$6.63	\$141,943															\$141,943							\$141,943	
D5020	7904759	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	3	EA	\$6,000.00	\$37,152.00	\$111,456																	\$111,456					\$111,456	
D5040	7644955	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	12	EA	\$250.00	\$1,548.00	\$18,576						\$18,576																\$18,576	
D5040	7644966	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	21																											



BUREAU OF FINANCE

Replacement Reserves Report

8/13/2024

Uniformat CodeID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate				
E2010	7645090 Casework, Cabinetry, Standard, Replace	20	15	5	55	LF	\$300.00	\$1,857.60	\$102,168						\$102,168																	\$102,168			
E2010	7645058 Casework, Cabinetry, Standard, Replace	20	15	5	36	LF	\$300.00	\$1,857.60	\$66,874						\$66,874																	\$66,874			
E2010	7645101 Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	15	5	150	EA	\$450.00	\$2,786.40	\$417,960						\$417,960																	\$417,960			
G2050	7645097 Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	\$8,000.00	\$49,536.00	\$49,536											\$49,536												\$49,536			
Totals, Unescalated										\$0	\$0	\$0	\$1,314,543	\$61,920	\$1,914,613	\$0	\$0	\$0	\$80,496	\$572,976	\$0	\$0	\$280,885	\$0	\$1,272,307	\$0	\$0	\$395,882	\$142,416	\$8,669			\$6,044,707		
Totals, Escalated (5.0% inflation, compounded annually)										\$0	\$0	\$0	\$1,521,748	\$75,264	\$2,443,585	\$0	\$0	\$0	\$124,876	\$933,317	\$0	\$0	\$529,650	\$0	\$2,645,036	\$0	\$0	\$952,738	\$359,878	\$23,001					\$9,609,093

Laguna Beach Community and Recreation Center / Middle School

Uniformat CodeID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	7906257 Exterior Walls, Stucco, Refinish	10	7	3	4250	SF	\$3.82	\$23.65	\$100,527				\$100,527										\$100,527									\$201,054
B2020	7906281 Glazing, any type by SF, Replace	30	15	15	60	SF	\$55.00	\$340.56	\$20,434																\$20,434							\$20,434
B2050	7645117 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	6	EA	\$1,300.00	\$8,049.60	\$48,298																\$48,298							\$48,298
B3010	7645143 Roofing, Modified Bitumen, Replace	20	15	5	2000	SF	\$10.00	\$61.92	\$123,840					\$123,840																		\$123,840
B3060	7645136 Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																\$8,050							\$8,050
C1070	7645108 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5200	SF	\$3.50	\$21.67	\$112,694											\$112,694												\$112,694
C1090	7906288 Toilet Partitions, Metal, Replace	20	15	5	7	EA	\$850.00	\$5,263.20	\$36,842					\$36,842																		\$36,842
C1090	7645138 Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	15	5	62	LF	\$500.00	\$3,096.00	\$191,952					\$191,952																		\$191,952
C2010	7645130 Wall Finishes, any surface, Prep & Paint	10	7	3	9150	SF	\$1.50	\$9.29	\$84,985				\$84,985										\$84,985									\$169,970
C2030	7645152 Flooring, Vinyl Tile (VCT), Replace	15	12	3	5200	SF	\$5.00	\$30.96	\$160,992				\$160,992														\$160,992					\$321,984
C2050	7645148 Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	500	SF	\$2.00	\$12.38	\$6,192				\$6,192										\$6,192									\$12,384
D2010	7906274 Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$900.00	\$5,572.80	\$5,573				\$5,573														\$5,573					\$11,146
D2010	7645137 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,200.00	\$7,430.40	\$14,861				\$14,861														\$14,861					\$29,722
D2010	7645121 Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	1	EA	\$1,500.00	\$9,288.00	\$9,288					\$9,288																		\$9,288
D2010	7645112 Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,300.00	\$8,049.60	\$32,198																\$32,198							\$32,198
D2010	7645115 Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	5	EA	\$1,100.00	\$6,811.20	\$34,056																\$34,056							\$34,056
D2010	7645123 Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,200.00	\$7,430.40	\$14,861																\$14,861							\$14,861
D2010	7645126 Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	15	15	5	EA	\$1,100.00	\$6,811.20	\$34,056																\$34,056							\$34,056
D2010	7645110 Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	3	EA	\$1,200.00	\$7,430.40	\$22,291																\$22,291							\$22,291
D2010	7645129 Urinal, Standard, Replace	30	15	15	3	EA	\$1,100.00	\$6,811.20	\$20,434																\$20,434							\$20,434
D2010	7645114 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,400.00	\$8,668.80	\$8,669																			\$8,669				\$8,669
D3050	7645124 Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	15	5	4	EA	\$15,000.00	\$92,880.00	\$371,520					\$371,520																		\$371,520
D3050	7645127 Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$55,728.00	\$55,728					\$55,728																		\$55,728
D3050	7906278 HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	5714	SF	\$6.00	\$37.15	\$212,287																\$212,287							\$212,287
D3060	7645122 Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	15	10	1	EA	\$2,400.00	\$14,860.80	\$14,861											\$14,861												\$14,861
D3060	7645107 Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	15	10	4	EA	\$1,400.00	\$8,668.80	\$34,675											\$34,675												\$34,675
D4010	7645134 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	5714	SF	\$1.07	\$6.63	\$37,858											\$37,858												\$37,858
D5020	7645149 Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	\$6,000.00	\$37,152.00	\$37,152																\$37,152							\$37,152
D5040	7645128 Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	6	EA	\$250.00	\$1,548.00	\$9,288					\$9,288																		\$9,288
D5040	7645109 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5714	SF	\$4.50	\$27.86	\$159,215					\$159,215																		\$159,215
D7030	7645116 Security/Surveillance System, Full System Installation, Average Density, Install	15	12	3	5714	SF	\$3.00	\$18.58	\$106,143				\$106,143													\$106,143						\$106,143
D7050	7906269 Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768				\$24,768														\$24,768					\$24,768
D7050	7645147 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	5714	SF	\$3.00	\$18.58	\$106,143					\$106,143																		\$106,143
D8010	7906276 BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	12	3	5714	SF	\$2.50	\$15.48	\$88,453				\$88,453														\$88,453					\$88,453
E1040	7645131 Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$19,814.40	\$19,814					\$19,814																		\$19,814
E2010	7645105 Casework, Cabinetry, Standard, Replace	20	15	5	52	LF	\$300.00	\$1,857.60	\$96,595					\$96,595																		\$96,595
E2010	7645135 Casework, Cabinetry, Standard, Replace	20	15	5	32	LF	\$300.00	\$1,857.60	\$59,443					\$59,443																		\$59,443
E2010	7645139 Casework, Cabinetry, Standard, Replace	20	15	5	92	LF	\$300.00	\$1,857.60	\$170,899					\$170,899																		\$170,899
E2010	7645142 Casework, Cabinetry, Standard, Replace	20	15	5	72	LF	\$300.00	\$1,857.60	\$133,747					\$133,747																		\$133,747
Totals, Unescalated										\$0	\$0	\$0	\$592,494	\$0	\$1,544,316	\$0	\$0	\$0	\$200,088	\$0	\$0	\$191,704	\$0	\$484,115	\$0							

Replacement Reserves Report



8/13/2024

Laguna Beach Community and Recreation Center / Site

Unif	Format	Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
D4010			7645175	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	15	15	1	EA	\$10,500.00	\$65,016.00	\$65,016																						\$65,016	\$65,016		
D5040			7645169	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	15	5	3	EA	\$280.00	\$1,733.76	\$5,201						\$5,201																		\$5,201	
F1020			7645182	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	250	SF	\$50.00	\$309.60	\$77,400																							\$77,400	\$77,400	
F1020			7645170	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	600	SF	\$50.00	\$309.60	\$185,760																							\$185,760	\$185,760	
F1020			7645168	Ancillary Building, Steel, Pre-Engineered, Replace	35	15	20	110	SF	\$30.00	\$185.76	\$20,434																							\$20,434	\$20,434	
G2020			7906510	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	28300	SF	\$0.45	\$2.79	\$78,855				\$78,855																				\$78,855	\$315,420
G2020			7645177	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	28300	SF	\$3.50	\$21.67	\$613,318											\$613,318														\$613,318
G2030			7645166	Sidewalk, Brick/Masonry Pavers, Replace	30	15	15	700	SF	\$33.00	\$204.34	\$143,035																								\$143,035	\$143,035
G2050			7906512	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$9,500.00	\$58,824.00	\$117,648											\$117,648													\$117,648	
G2050			7645178	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace	30	15	15	10000	SF	\$45.00	\$278.64	\$2,786,400																								\$2,786,400	\$2,786,400
G2050			7645157	Play Structure, Multipurpose, Small, Replace	20	15	5	5	EA	\$10,000.00	\$61,920.00	\$309,600							\$309,600																		\$309,600
G2050			7645160	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$123,840.00	\$123,840							\$123,840																		\$123,840
G2050			7645155	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	\$35,000.00	\$216,720.00	\$216,720							\$216,720																		\$216,720
G2050			7645184	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	15	5	1700	SF	\$26.00	\$160.99	\$273,686							\$273,686																		\$273,686
G2060			7645180	Park Bench, Metal Powder-Coated, Replace	20	15	5	12	EA	\$700.00	\$4,334.40	\$52,013																								\$52,013	\$52,013
G2060			7645164	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$15,480.00	\$15,480																								\$15,480	\$15,480
G2080			7906505	Irrigation System, Control Panel, Replace	15	12	3	2	EA	\$5,000.00	\$30,960.00	\$61,920				\$61,920																				\$61,920	\$123,840
G2080			7645171	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	15	5	35000	SF	\$1.00	\$6.19	\$216,720							\$216,720																		\$216,720
G4050			7645185	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace	20	15	5	8	EA	\$4,200.00	\$26,006.40	\$208,051							\$208,051																		\$208,051
Totals, Unescalated													\$0	\$0	\$0	\$140,775	\$0	\$1,405,832	\$0	\$0	\$78,855	\$0	\$730,966	\$0	\$0	\$78,855	\$0	\$3,273,091	\$0	\$0	\$140,775	\$0	\$20,434	\$0	\$5,869,583		
Totals, Escalated (5.0% inflation, compounded annually)													\$0	\$0	\$0	\$162,965	\$0	\$1,794,237	\$0	\$0	\$116,505	\$0	\$1,190,666	\$0	\$0	\$148,693	\$0	\$6,804,522	\$0	\$0	\$338,792	\$0	\$54,216	\$0	\$10,610,596		

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	7645054	D1010	Elevator Controls	Automatic, 1 Car	1500 LB	Laguna Beach Community and Recreation Center / Field Restroom	Elevator	ThyssenKrupp	EP12530	EY8679	2009		1
2	7645018	D1010	Elevator Controls	Automatic, 1 Car	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator	ThyssenKrupp	EP12530	EY8678	2009		1
3	7904908	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	1500 LBS	Laguna Beach Community and Recreation Center / Field Restroom	Elevator				2009		1
4	7904054	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator				2009		1
5	7645078	D1010	Vertical Lift	Wheelchair, 5' Rise		Laguna Beach Community and Recreation Center / Gymnasium	Stage	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	7906274	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Middle School	Utility room				2009		1
2	7904057	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Administration and Elementary School	Utility closet				2009		1
3	7645068	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	30 GAL	Laguna Beach Community and Recreation Center / Gymnasium	Utility closet	A. O. Smith	DEL-30 110	1831111432924	2009		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7644979	D3020	Fireplace	Natural Gas, 40 MBH	40 MBH	Laguna Beach Community and Recreation Center / Administration and Elementary School	Library	No dataplate	No dataplate	No dataplate	2009		1
2	7645100	D3020	Unit Heater	Natural Gas, 26 to 55 MBH	50 MBH	Laguna Beach Community and Recreation Center / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2009		6
3	7644967	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433J932F	2009		1
4	7645021	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433KA92F	2009		1
5	7645008	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3048A3000AA	82835S21F	2009		1
6	7645038	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835GE1F	2009		1
7	7645035	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835CS1F	2009		1

8	7645012	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3060A3000AA	8501Y592F	2009	1	
9	7644981	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
10	7645098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	YCD150E3LAAA	906100284D	2009	1	
11	7644956	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
12	7645002	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
13	7644986	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
14	7645127	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	No dataplate	No dataplate	2009	1	
15	7645096	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	Illegible	Illegible	2009	1	
16	7645124	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	Illegible	Illegible	2009	4	
17	7645019	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Loren Cook	Illegible	Illegible	2009	3	
18	7645089	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	00 ACF 100ACF B	8S652099-00/0007430	2009	1	
19	7645107	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	4	
20	7645122	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	1500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	1	
21	7645069	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	195 AC	138SC37740-00/0038501	2009	1	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7645175	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 IN	Laguna Beach Community and Recreation Center / Site	Site	No dataplate	No dataplate	No dataplate	2009		1
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7906208	D5020	Switchboard	120/208 V, 1000 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009		1

2	7644965	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	SLA39297	No dataplate	2009	4
3	7904903	D5020	Distribution Panel	120/208 V, 200 AMP		Laguna Beach Community and Recreation Center / Chapel	Interior	No dataplate	No dataplate	No dataplate	2009	1
4	7904759	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	No dataplate	No dataplate	2009	3
5	7906209	D5020	Distribution Panel	120/208 V, 400 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009	1
6	7904910	D5020	Distribution Panel	120/240 V, Residential Style, 100 AMP		Laguna Beach Community and Recreation Center / Field Restroom	Interior				2009	1
7	7645149	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Middle School	Utility closet	No dataplate	No dataplate	No dataplate	2009	1
8	7645128	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Middle School	Building exterior				2009	6
9	7644955	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Administration and Elementary School	Building exterior				2009	12
10	7645033	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Chapel	Building exterior				2009	2
11	7645169	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W	100 W	Laguna Beach Community and Recreation Center / Site	Site				2009	3

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7906269	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Middle School	Interior						1
2	7906197	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Gymnasium	Interior				2009		1
3	7644980	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Administration and Elementary School	Office	Silent Knight	No dataplate	No dataplate	2009		1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7645131	E1040	Ceramics Equipment	Kiln		Laguna Beach Community and Recreation Center / Middle School	Kiln room				2009		1
2	7645084	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Laguna Beach Community and Recreation Center / Gymnasium	Hallway				2009		1

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7645054	D1010	Elevator Controls	Automatic, 1 Car	1500 LB	Laguna Beach Community and Recreation Center / Field Restroom	Elevator	ThyssenKrupp	EP12530	EY8679	2009		1
2	7645018	D1010	Elevator Controls	Automatic, 1 Car	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator	ThyssenKrupp	EP12530	EY8678	2009		1
3	7904908	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	1500 LBS	Laguna Beach Community and Recreation Center / Field Restroom	Elevator				2009		1
4	7904054	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2000 LB	Laguna Beach Community and Recreation Center / Administration and Elementary School	Elevator				2009		1
5	7645078	D1010	Vertical Lift	Wheelchair, 5' Rise		Laguna Beach Community and Recreation Center / Gymnasium	Stage	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	7906274	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Middle School	Utility room				2009		1
2	7904057	D2010	Water Heater	Electric, Residential, 30 to 52 GAL		Laguna Beach Community and Recreation Center / Administration and Elementary School	Utility closet				2009		1
3	7645068	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	30 GAL	Laguna Beach Community and Recreation Center / Gymnasium	Utility closet	A. O. Smith	DEL-30 110	1831111432924	2009		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7644979	D3020	Fireplace	Natural Gas, 40 MBH	40 MBH	Laguna Beach Community and Recreation Center / Administration and Elementary School	Library	No dataplate	No dataplate	No dataplate	2009		1
2	7645100	D3020	Unit Heater	Natural Gas, 26 to 55 MBH	50 MBH	Laguna Beach Community and Recreation Center / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2009		6
3	7644967	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433J932F	2009		1
4	7645021	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3036A3000AA	8433KA92F	2009		1
5	7645008	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3048A3000AA	82835S21F	2009		1
6	7645038	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835GE1F	2009		1
7	7645035	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Chapel	Building exterior	Trane	4TWA3048A3000AA	82835CS1F	2009		1

8	7645012	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	4TWA3060A3000AA	8501Y592F	2009	1	
9	7644981	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
10	7645098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	YCD150E3LAAA	906100284D	2009	1	
11	7644956	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
12	7645002	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
13	7644986	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Trane	Illegible	Illegible	2009	1	
14	7645127	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	No dataplate	No dataplate	2009	1	
15	7645096	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Trane	Illegible	Illegible	2009	1	
16	7645124	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 TON	Laguna Beach Community and Recreation Center / Middle School	Roof	Trane	Illegible	Illegible	2009	4	
17	7645019	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Laguna Beach Community and Recreation Center / Administration and Elementary School	Roof	Loren Cook	Illegible	Illegible	2009	3	
18	7645089	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	00 ACF 100ACF B	8S652099-00/0007430	2009	1	
19	7645107	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	4	
20	7645122	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	1500 CFM	Laguna Beach Community and Recreation Center / Middle School	Roof	No dataplate	No dataplate	No dataplate	2009	1	
21	7645069	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Laguna Beach Community and Recreation Center / Gymnasium	Roof	Cook	195 AC	138SC37740-00/0038501	2009	1	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7645175	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 IN	Laguna Beach Community and Recreation Center / Site	Site	No dataplate	No dataplate	No dataplate	2009		1
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7906208	D5020	Switchboard	120/208 V, 1000 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009		1

2	7644965	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	SLA39297	No dataplate	2009	4
3	7904903	D5020	Distribution Panel	120/208 V, 200 AMP		Laguna Beach Community and Recreation Center / Chapel	Interior	No dataplate	No dataplate	No dataplate	2009	1
4	7904759	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Administration and Elementary School	Electrical room	Eaton Cutler-Hammer	No dataplate	No dataplate	2009	3
5	7906209	D5020	Distribution Panel	120/208 V, 400 AMP		Laguna Beach Community and Recreation Center / Gymnasium	Electrical room				2009	1
6	7904910	D5020	Distribution Panel	120/240 V, Residential Style, 100 AMP		Laguna Beach Community and Recreation Center / Field Restroom	Interior				2009	1
7	7645149	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Laguna Beach Community and Recreation Center / Middle School	Utility closet	No dataplate	No dataplate	No dataplate	2009	1
8	7645128	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Middle School	Building exterior				2009	6
9	7644955	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Administration and Elementary School	Building exterior				2009	12
10	7645033	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 250 W		Laguna Beach Community and Recreation Center / Chapel	Building exterior				2009	2
11	7645169	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W	100 W	Laguna Beach Community and Recreation Center / Site	Site				2009	3

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7906269	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Middle School	Interior						1
2	7906197	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Gymnasium	Interior				2009		1
3	7644980	D7050	Fire Alarm Panel	Multiplex		Laguna Beach Community and Recreation Center / Administration and Elementary School	Office	Silent Knight	No dataplate	No dataplate	2009		1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7645131	E1040	Ceramics Equipment	Kiln		Laguna Beach Community and Recreation Center / Middle School	Kiln room				2009		1
2	7645084	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Laguna Beach Community and Recreation Center / Gymnasium	Hallway				2009		1