



**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



Laguna Beach Community & Susi Q Center
380 Third Street
Laguna Beach, CA 92651

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

August 26, 2024

ON SITE DATE:

May 31, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	1
Main Address	380 Third Street, Laguna Beach, CA 92651
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 31, 2024
Management Point of Contact	Griffin Structures Dustin Alamo, Vice President 949-280-4441 dalamo@griffinstructures.com
On-site Point of Contact (POC)	Dustin Alamo
Assessment & Report Prepared By	Debra Whitham
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 community center was originally constructed in 2009 and has been well maintained.

Architectural

The exterior walls consist of painted fiber cement siding which is in fair condition. The exterior doors, overhead door and windows are in fair condition. The standing seam metal and single ply roof coverings are in fair condition, with the roof hatch and skylights also in fair condition.

The interior construction and interior finishes assets are generally in fair condition.

The foodservice equipment is in fair condition, with the kitchen exhaust hood in poor condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The 3500 lb. hydraulic passenger elevator, controls and finishes are in fair condition. The vertical lift is also in fair condition.

The plumbing infrastructure, components and fixtures are in fair condition.

The HVAC infrastructure and components are generally in fair condition, with the expansion tank in good condition.

The fire suppression system and kitchen hood suppression system are in good condition.

The electrical infrastructure, branch wiring, switches and components are in fair condition.

The fire alarm panel is beyond its expected useful life and in poor condition. The fire alarm and security systems are in fair condition.

Site

The site is located in a city center with no ground area outside of the building footprint except city sidewalks. Parking is provided in a ground level parking garage with exterior and interior stairs leading up to the building and exterior landscaped courtyard.

Site assets including pavements, park benches, picnic tables, trash receptacles, fencing and lighting range in condition from fair to good.

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
LB Community & Susi Q Center	\$1,500	20,459	\$30,688,500	0.4%	0.4%	4.1%	48.6%

Immediate Needs

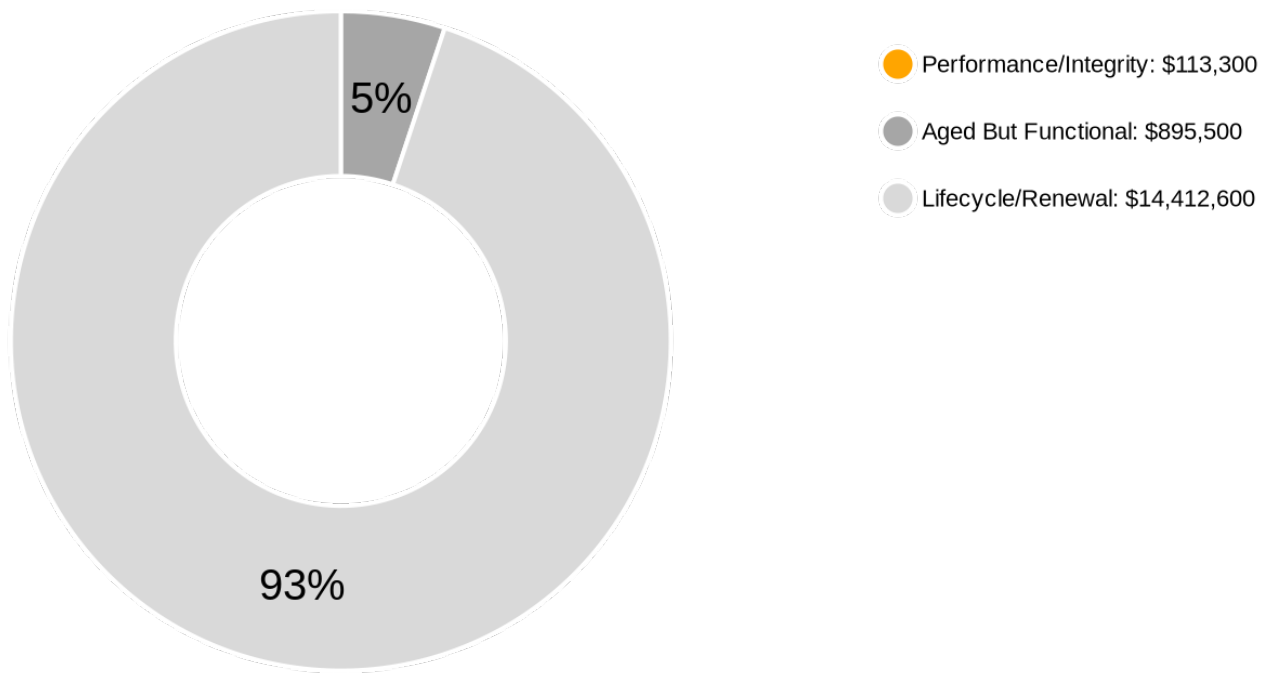
Facility/Building	Total Items	Total Cost
Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	2	\$113,300
TOTAL	2	\$113,300

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: \$15,421,500

2. LB Community & Susi Q Center



LB Community & Susi Q Center: Building Systems Summary

Address	380 Third Street, Laguna Beach, CA 92651	
GPS Coordinates	33.5436642, -117.7803592	
Constructed/Renovated	2009	
Building Area	20,459 SF	
Number of Stories	1 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement/parking garage foundation Concrete beams & columns with cast-in-place floors and concrete pad column footing foundation system	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing Secondary: Gable construction with standing seam metal roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted gypsum board, ACT, exposed wood	Fair

LB Community & Susi Q Center: Building Systems Summary		
Elevators	Passenger: One hydraulic car serving one and the subterranean parking garage area	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air-cooled condensing unit and air handler feeding VAV terminal units Supplemental components: none	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency Power: Battery Inverter	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, and kitchen hood system	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

LB Community & Susi Q Center: 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	\$0	\$162,057	\$1,792,735	\$1,954,792
Roofing	\$0	\$0	\$0	\$2,242,142	\$741,467	\$2,983,609
Interiors	\$0	\$0	\$0	\$1,821,310	\$3,309,493	\$5,130,803
Conveying	\$0	\$0	\$0	\$376,403	\$772,363	\$1,148,766
Plumbing	\$0	\$0	\$0	\$240,006	\$487,490	\$727,496
HVAC	\$0	\$0	\$656,716	\$3,241,673	\$2,745,221	\$6,643,610
Fire Protection	\$0	\$0	\$0	\$557,080	\$0	\$557,080
Electrical	\$0	\$0	\$0	\$2,448,413	\$175,068	\$2,623,481
Fire Alarm & Electronic Systems	\$92,880	\$0	\$404,204	\$2,195,136	\$1,033,402	\$3,725,622
Equipment & Furnishings	\$20,433	\$0	\$86,138	\$382,256	\$296,211	\$785,038
TOTALS	\$113,300	\$0	\$1,147,100	\$13,666,500	\$11,353,500	\$26,280,500

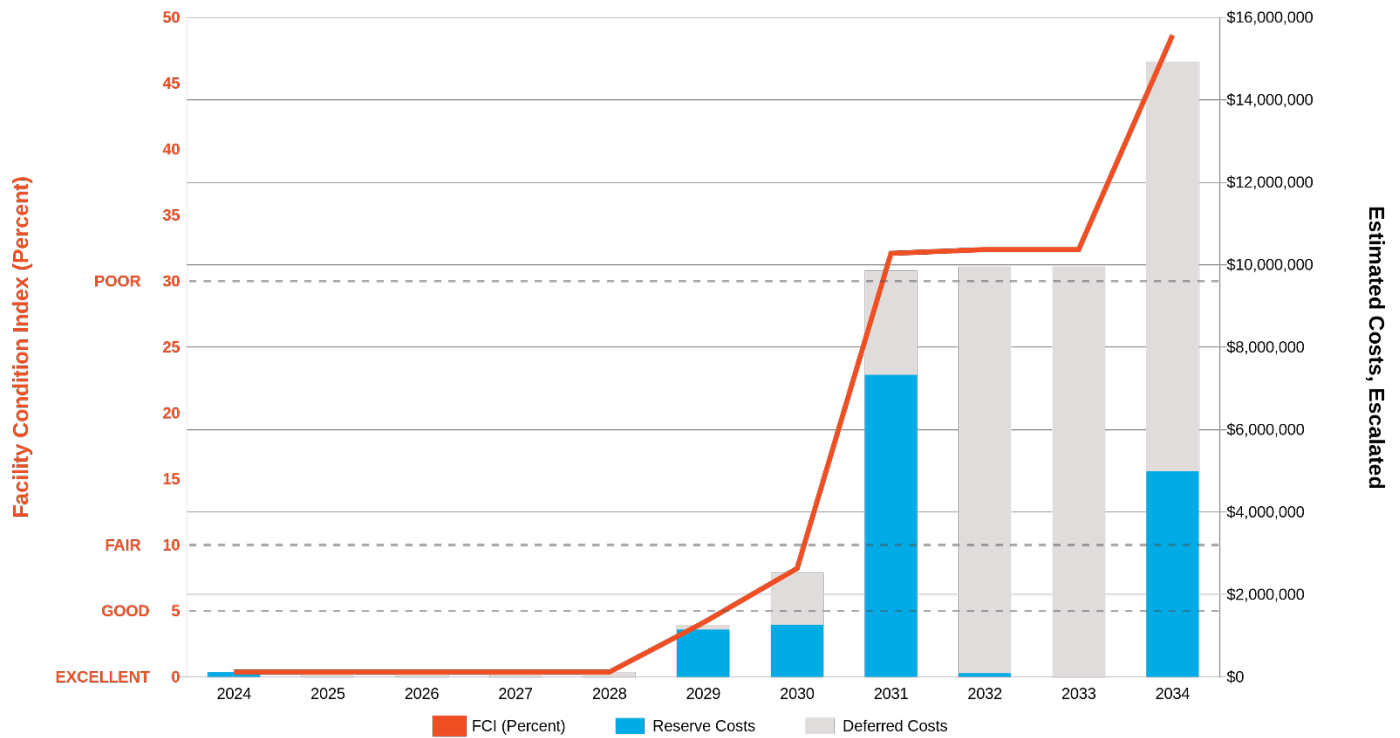
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$30,688,500.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$1,356,986.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	D7051	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	\$92,900
Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	E1038	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	Poor	Performance/Integrity	\$20,400
TOTAL (2 items)					\$113,300

Key Findings



Foodservice Equipment in Poor condition.

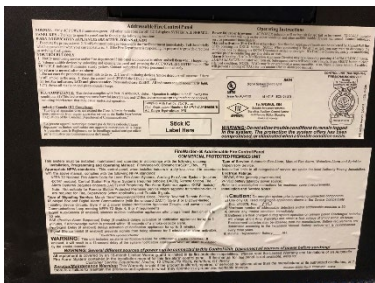
Plan Type:
Performance/Integrity

Cost Estimate: \$20,400

Exhaust Hood, 3 to 6 LF
LB Community & Susi Q Center
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

The exhaust hood is assumed to be original construction and has exceeded its expected useful life. -
AssetCALC ID: 7702493



Fire Alarm Panel in Poor condition.

Plan Type:
Performance/Integrity

Cost Estimate: \$92,900

Fully Addressable
LB Community & Susi Q Center
Electrical Room

Uniformat Code: D7050
Recommendation: **Replace in 2024**

The fire alarm panel has reached the end of its expected useful life and should be replaced soon. -
AssetCALC ID: 7690441

LB Community & Susi Q Center: Photographic Overview



1 – FRONT/LEFT ELEVATION



2 – FRONT/RIGHT ELEVATION



3 – REAR/RIGHT ELEVATION



4 – REAR/LEFT ELEVATION



5 – ROOFING OVERVIEW



6 – METAL ROOFING



7 – AUTOMATIC DOORS



8 – EXTERIOR DOORS



9 – EXTERIOR WINDOWS



10 – EXTERIOR OVERHEAD DOOR



11 – STRUCTURE



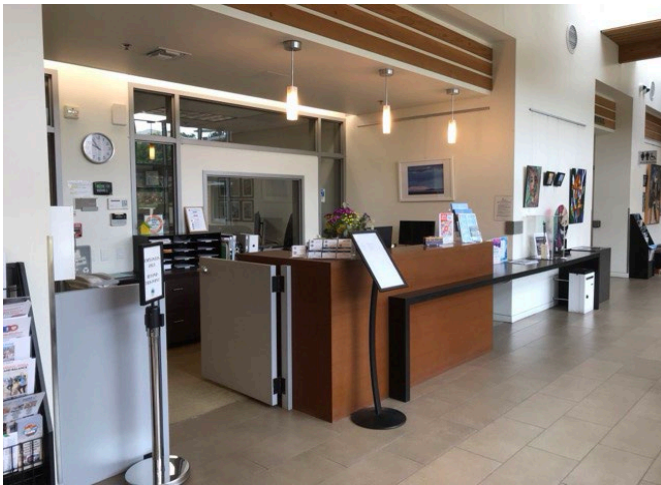
12 – SKYLIGHT



13 – ELEVATOR



14 – LOBBY



15 – LOBBY DESK



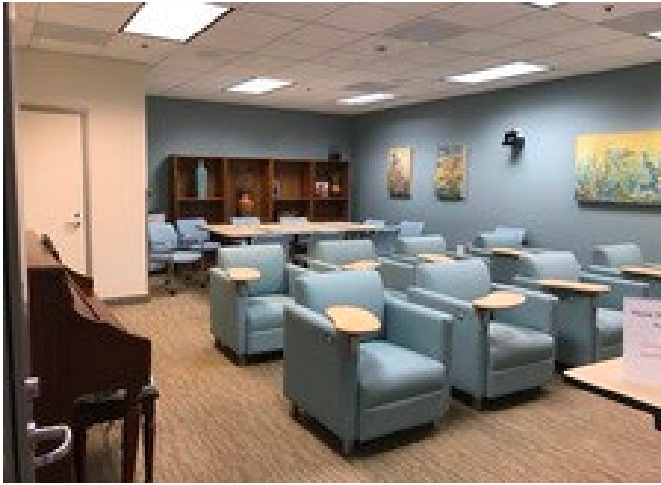
16 – CONFERENCE ROOM



17 – EVENT CENTER



18 – LIBRARY



19 – CLASSROOM



20 – EXERCISE ROOM



21 – KITCHEN



22 – AIR HANDLER UNIT



23 – AIR CONDITIONING UNIT



24 – BOILER



25 – GARAGE EXHAUST FAN UNIT



26 – DOMESTIC WATER BOILER



27 – SWITCHGEAR



28 – FIRE ALARM



29 – VERTICAL LIFT



30 – UNINTERRUPTIBLE POWER SUPPLY

3. Site



Site: Site Information		
Site Area	0.16 acres	
Parking Spaces	72 total spaces all in parking garage; 3 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Concrete paved parking garage with concrete apron, concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; no fencing; building enclosure houses dumpsters Heavily furnished with benches, tables and chairs and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Severe site slopes running from west to east boundaries	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	None	-

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
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$34,580	\$0	\$34,580
Special Construction & Demo	\$0	\$0	\$0	\$0	\$418,363	\$418,363
Sitework	\$0	\$0	\$0	\$460,040	\$274,669	\$734,709
TOTALS	\$0	\$0	\$0	\$494,700	\$693,100	\$1,187,800

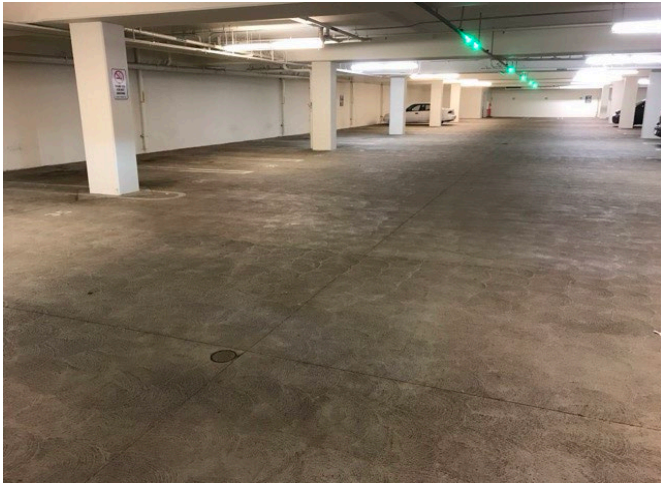
Immediate Needs

There are no immediate needs to report.

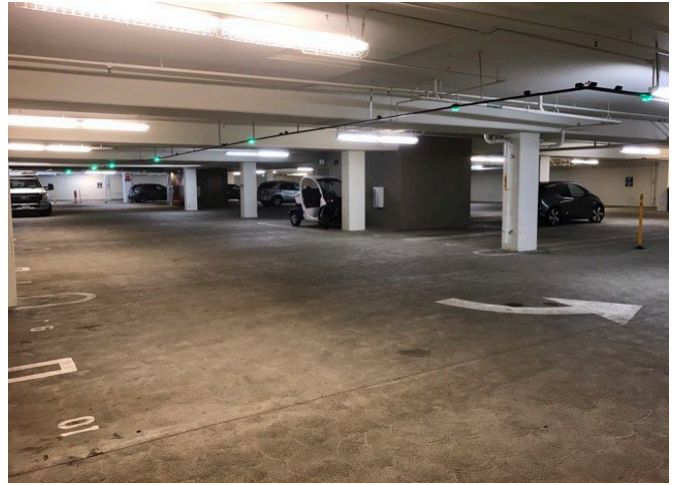
Key Findings

There are no key findings to report.

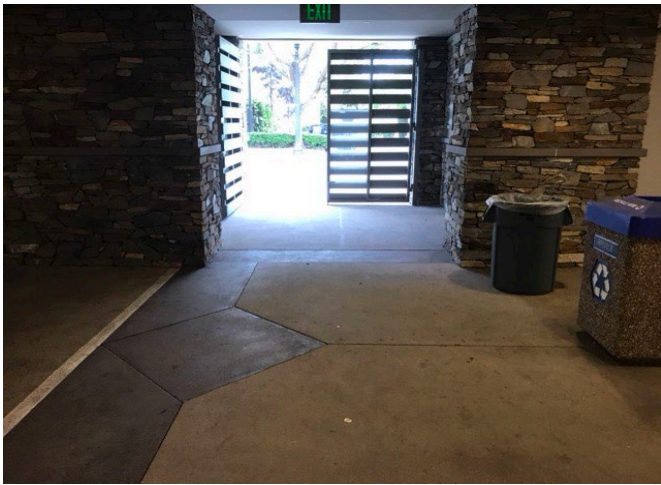
Site: Photographic Overview



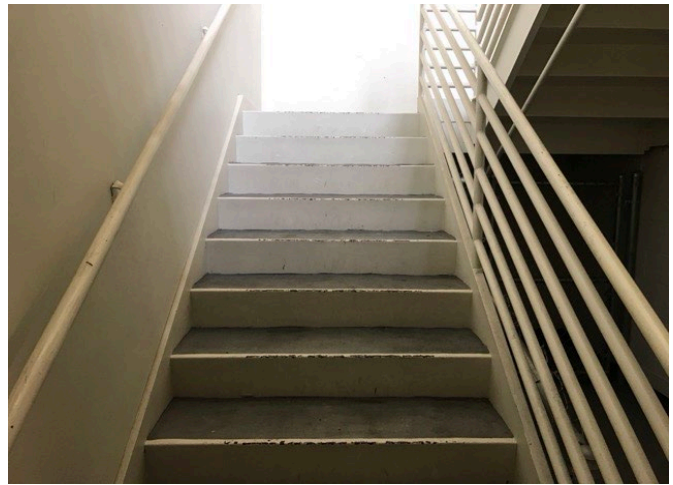
1 – PARKING GARAGE



2 – PARKING GARAGE



3 – PARKING GARAGE, PEDESTRIAN GAT



4 – GARAGE, INTERIOR STAIRS



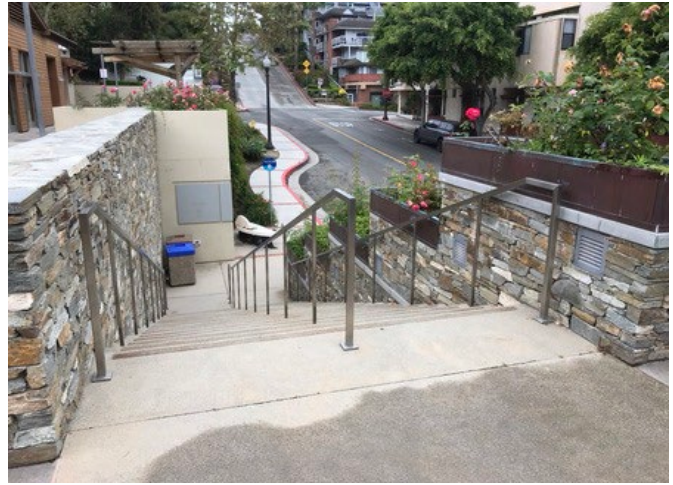
5 – GARAGE GATE



6 – PARKING PAY STATION



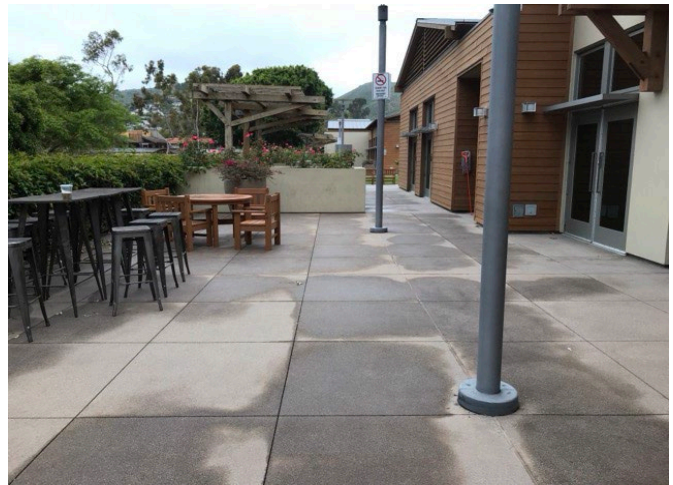
7 – EXTERIOR STAIRS



8 – SITE STAIRS



9 – LANDSCAPE



10 – COURTYARD PAVEMENT



11 – COURTYARD



12 – COURTYARD

4. ADA Accessibility

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
LB Community & Susi Q Center	2009	No	No
Site	2009	No	No

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Griffin Structures - City of Laguna Beach FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Laguna Beach Community & Susi Q Center, 380 Third Street, Laguna Beach, CA 92651, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Debra Whitham
Project Assessor

Reviewed by:



Michael Chaney,
Program Manager
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michael.chaney@bureauveritas.com

8. Appendices

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





Appendix A:

Site and Floor Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	164043.24R000-013.354	LB Community & Susi Q Center Griffin Structures	
	Source	On-Site Date	
	GIS website	May 31, 2024	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: LB Community & Susi Q Center

Name of person completing form: Nadia Babayi

Title / Association w/ property: Executive Director

Length of time associated w/ property: 2011

Date Completed: 5/27/2024

Phone Number: 949-715-8102


Method of Completion: INTERVIEW - verbally completed during interview

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


Data Overview		Response		
1	Year(s) constructed	Constructed 2009	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2022	
		Roof		
		Interiors	2022	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Interior Reno to add 4 offices, AV system LBS		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Reno 2 more offices		
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				Repaired prior leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
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			Issues with exterior trellis being resolved by city
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Nadia Babayi



Signature of Assessor



Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: LB Community & Susi Q Center

BV Project Number: 164043.24R000-013.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	Built in 2009
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

LB Community & Susi Q Center: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

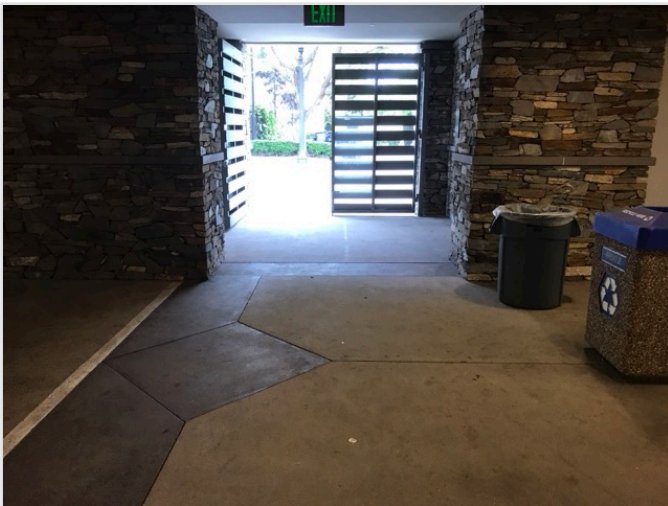
LB Community & Susi Q Center: Photographic Overview



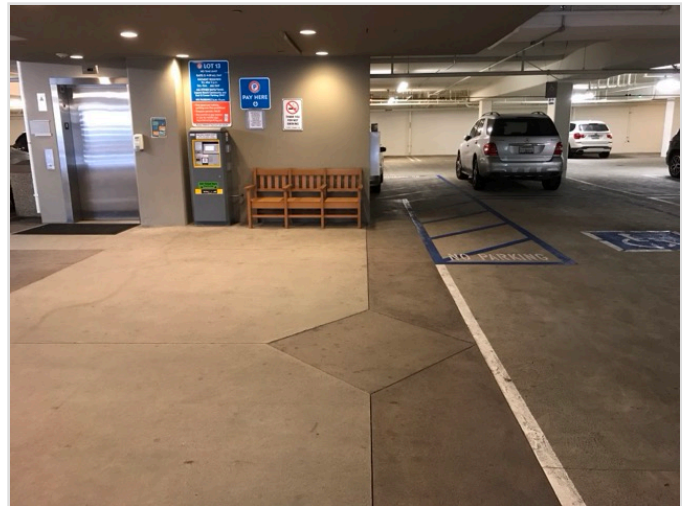
OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



ACCESSIBLE PATH



AUTOMATIC DOOR OPENER



ADDITIONAL ENTRANCE

LB Community & Susi Q Center: Photographic Overview



DOOR HARDWARE



SELF-SERVICE AREA



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix D:

Component Condition Report

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	4,080 SF	30	7690438
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	7	7690451
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,152 SF	15	7690430
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	15	7690459
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	2	15	7690442
B2050	Classroom	Fair	Overhead/Dock Door, Aluminum, Fully Glazed	1	15	7702143
Roofing						
B3010	Roof	Fair	Roofing, Standing Seam Metal	4,550 SF	25	7690397
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	15,000 SF	7	7690414
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	260 LF	7	7690478
B3060	Roof	Fair	Roof Hatch, Metal	2	15	7690399
B3060	Roof	Fair	Roof Skylight, per SF of glazing	320 SF	15	7690469
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	30	15	7690471
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	24	25	7690409
C1030	Library	Fair	Interior Door, Wood, Accordian, High-End w/ Glazing	4	25	7690475
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	21	25	7690418
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	17	25	7690454
C1030	Interior Stairs	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	25	7690463
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	10	7690423
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	7	7690403
C2010	Kitchen	Fair	Wall Finishes, Stainless Steel Sheeting	192 SF	35	7690404
C2010	Parking Garage	Fair	Wall Finishes, any surface, Prep & Paint	26,951 SF	6	7701928
C2010	Common Area Restrooms	Fair	Wall Finishes, Ceramic Tile	544 SF	25	7690412
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	576 SF	15	7690406
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	6	7690466
C2030	Exercise Studios	Fair	Flooring, Wood, Strip, Refinish	3,700 SF	6	7693421
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	7	7690417
C2030	Conference Room, North	Fair	Flooring, Wood, Strip, Refinish	1,690 SF	7	7690396
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	6	7694190
C2030	Conference Room, North	Fair	Flooring, Wood, Strip	1,690 SF	15	7693422

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Quarry Tile	900 SF	35	7690472
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,700 SF	25	7690491
C2030	Exercise Studios	Fair	Flooring, Wood, Strip	3,700 SF	15	7690431
C2030	Common Area Restrooms	Fair	Flooring, Ceramic Tile	620 SF	25	7690480
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	7	7690467
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, High-End	1	10	7690473
D1010	Rear Entrance	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	7690408
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	7	7690485
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	1	15	7974061
Plumbing						
D2010	Classrooms, Conference	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7690462
D2010	Roof	Fair	Storage Tank, Domestic Water, 80 GAL	1	20	7690450
D2010	Kitchen	Fair	Sink/Lavatory, Hand Sink, Wall-Hung	1	20	7690395
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	15	7690426
D2010	Corridor	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7690422
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	15	7690405
D2010	Restrooms	Fair	Urinal, Standard	4	15	7690436
D2010	Roof	Fair	Boiler, Gas, Domestic, 120 MBH	1	10	7690486
D2010		Fair	Sink/Lavatory, Service Sink, Floor	1	20	7690455
HVAC						
D3020	Roof	Fair	Boiler, Gas, HVAC, 750 MBH	1	15	7690458
D3020	Roof	Good	Boiler Supplemental Components, Expansion Tank, 33.5 GAL	1	35	7690437
D3030	Mechanical Room	Fair	Split System, Air Cooled Condensing Unit, 70 TON [CU-1]	1	5	7690453
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 18500 CFM [AH-1]	1	15	7690460
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 1301 to 2500 CFM	8	10	7702489
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM	4	10	7702486
D3050	Roof	Fair	Pump, Distribution, HVAC Heating Water, 3 HP	1	5	7690447
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	18	10	7702487
D3050	Ceilings	Fair	Variable Air Volume Unit, VAV Box, 2501 to 5000 CFM	7	10	7702488
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM	1	10	7690428
D3060	Mechanical Room, Garage Exhaust Fan	Fair	Exhaust Fan, Centrifugal, 15 HP Motor, 25000 CFM [EF-1]	1	10	7690464
D3060	Elevator	Fair	Exhaust Fan, Axial, 212 CFM	2	10	7690489

Component Condition Report | Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	6	7690492
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	50,389 SF	10	7690479
Electrical						
D5010	Electrical Room	Fair	Uninterruptible Power Supply, UPS, Emergency Lighting	1	8	7690488
D5020	Electrical Room	Fair	Switchgear, 277/480 V	1	25	7690470
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7690456
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [DB]	1	15	7690474
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP	1	7	7690393
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	6	7690429
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,459 SF	25	7690407
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP	1	6	7690416
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	50,389 SF	7	7701929
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED	20	7	7690457
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	7	7690400
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W	6	7	7690394
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	50,389 SF	7	7690449
D7050	Electrical Room	Poor	Fire Alarm Panel, Fully Addressable	1	0	7690441
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	50,389 SF	7	7974069
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	20,459 SF	5	7690439
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	7690402
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	6	7690421
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	7	7690433
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	0	7702493
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	15	7690468
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7690427
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, On Wheels	1	5	7690461
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7690444
E2010	Classrooms, Conference	Fair	Casework, Cabinetry, Standard	95 LF	10	7690484

Component Condition Report | Laguna Beach Community & Susi Q Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Stone	2,360 SF	35	7690425
Plumbing						
D2010	Courtyard	Fair	DecorativeFountain, Exterior/Site	1	9	7690482
Special Construction & Demo						
F1020	Courtyard	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	650 SF	15	7690483
Pedestrian Plazas & Walkways						
G2020	Parking garage	Good	Parking Lots, Access Control Equipment, Pay Station	1	15	7690411
G2020	Parking garage	Fair	Parking Lots, any pavement type, Space or Stall Lines, Pressure Wash & Stripe	72	7	7690435
G2020	Parking garage	Good	Vehicular Parking, Lighted Availability Designation	1	14	7690419
G2030	Courtyard	Fair	Sidewalk, Concrete, Large Areas	4,300 SF	35	7690481
Sitework						
G2060	Courtyard	Fair	Picnic Table & Chairs, Wood/Composite/Fiberglass, Chair Set (2)	3	11	7690401
G2060	Courtyard	Fair	Picnic Table, Wood/Composite/Fiberglass	4	10	7690415
G2060	Courtyard	Fair	Outdoor Chair, Wood/Composite/Fiberglass	4	10	7690440
G2060	Courtyard	Fair	Picnic Table & Chair Set (4), Metal	2	10	7690445
G2060	Courtyard	Fair	Trash Receptacle, Portable/Light-Duty	4	7	7690487
G2060	Courtyard	Fair	Park Bench, Wood/Composite/Fiberglass	7	12	7690410
G2060	Parking garage	Fair	Fences & Gates, Vehicle Gate	1	7	7690465
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	3	10	7690432
G2060	Courtyard	Fair	Picnic Table & Chair Set (4), Metal Powder-Coated	2	10	7690413
G2080	Site	Fair	Irrigation System, Drip System	6,070 SF	7	7690448
G4050	Courtyard	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	10	7	7690443

Appendix E: Replacement Reserves

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	7690485	D1010	Elevator Controls	Automatic, 1 Car		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator				2009		1
2	7974061	D1010	Passenger Elevator	Hydraulic, 2 Floors, 3000 to 4000 LB	3500 LB	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator	Schindler	No dataplate	No dataplate	2009		1
3	7690408	D1010	Vertical Lift	Wheelchair, 5' Rise		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Rear Entrance				2009		1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690450	D2010	Storage Tank	Domestic Water, 80 GAL	80 GAL	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof			448806	2014		1
2	7690486	D2010	Boiler	Gas, Domestic, 120 MBH	120 MBH	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Raypak	WH1 0122	0805283276	2009		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690458	D3020	Boiler	Gas, HVAC, 750 MBH	750 MBH	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Laars	PNCH0750NACK2CXN	C07192662	2009		1
2	7690437	D3020	Boiler Supplemental Components	Expansion Tank, 33.5 GAL	33.5 GAL	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Bell & Gossett	D60V	418589	2019		1
3	7690453	D3030	Split System [CU-1]	Air Cooled Condensing Unit, 70 TON	70 TON	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Technical System, Inc.	20A0LM60-SCF407	02-08-088494-001-001	2009		1
4	7690447	D3050	Pump	Distribution, HVAC Heating Water, 3 HP	3 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Bell & Gossett	1510	C180302-01A41	2009		1
5	7690460	D3050	Air Handler [AH-1]	Interior AHU, Easy/Moderate Access, 18500 CFM	18500 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Energy Labs Inc.	C70102 FC-L	0711-3566-1	2009		1
6	7702489	D3050	Variable Air Volume Unit	VAV Box, 1301 to 2500 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009		8
7	7702488	D3050	Variable Air Volume Unit	VAV Box, 2501 to 5000 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009		7
8	7702487	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009		18

9	7702486	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	Inaccessible	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Ceilings				2009		4
10	7690489	D3060	Exhaust Fan	Axial, 212 CFM	212 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Elevator				2009		2
11	7690428	D3060	Exhaust Fan	Centrifugal, 12" Damper, 900 CFM	900 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Roof	Quiet-Aire	APU-02-OT		2009		1
12	7690464	D3060	Exhaust Fan [EF-1]	Centrifugal, 15 HP Motor, 25000 CFM	15 HP Motor, 25000 CFM	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room, Garage Exhaust Fan	Energy Labs Inc	C76120-F-L	0711-3566-EF-1	2009		1
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690492	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood	4 LF	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	CaptiveAire	4824 ND-2	576875	2009		4
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690488	D5010	Uninterruptible Power Supply	UPS, Emergency Lighting	7.5 KVA	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Elesco	6-E-5-S-BD2006-A-M-T-Z	74611L1-1			1
2	7690456	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler-Hammer	V48M28T49EE	J08B02149	2009		1
3	7690470	D5020	Switchgear	277/480 V	800 AMP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler-Hammer		SSN50489	2009		1
4	7690474	D5020	Distribution Panel [DB]	120/208 V, 400 AMP	400 AMP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Eaton Cutler-Hammer	PRL3a	SSN50489-002	2009		1
5	7690429	D5030	Variable Frequency Drive	VFD, by HP of Motor, 15 HP	15 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	177U9489	897102Y095	2009		1
6	7690393	D5030	Variable Frequency Drive	VFD, by HP of Motor, 20 HP	20 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	174F7058	681900Y068	2009		1
7	7690416	D5030	Variable Frequency Drive	VFD, by HP of Motor, 20 HP	20 HP	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Mechanical Room	Danfoss	174F3019	681200Y068	2009		1
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690441	D7050	Fire Alarm Panel	Fully Addressable		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Electrical Room	Notifier	NFW-50		2009		1
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7702493	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	4 LF	Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	CaptiveAire	4824 ND-2	576875	2009	1	
2	7690461	E1030	Foodservice Equipment	Food Warmer, On Wheels		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen				2009	1	
3	7690421	E1030	Foodservice Equipment	Icemaker, Freestanding		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Manitowoc	B570	110770681	2011	1	
4	7690433	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Wolf				1	
5	7690427	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Traulsen	G20013	T88946G08	2009	1	
6	7690444	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen	Traulsen	G22013	T97634J08	2009	1	
7	7690402	E1030	Sink/Lavatory	Commercial Kitchen, 1- Bowl		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen				2009	1	
8	7690468	E1030	Sink/Lavatory	Commercial Kitchen, 2- Bowl		Laguna Beach Community & Susi Q Center / LB Community & Susi Q Center	Kitchen				2009	2	
G20 OTHER													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7690419	G2020	Vehicular Parking	Lighted Availability Designation		Laguna Beach Community & Susi Q Center / Site	Parking garage						1