



**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



Lang Park Community Center  
21540 Wesley Drive  
Laguna Beach, CA 92651

### **PREPARED BY:**

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### **BV PROJECT #:**

*164043.24R000-005.354*

### **DATE OF REPORT:**

*August 12, 2024*

### **ON SITE DATE:**

*May 31, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Community Center
<b>Number of Buildings</b>	1
<b>Main Address</b>	21540 Wesley Drive, Laguna Beach, CA 92651
<b>Site Developed</b>	1950
<b>Outside Occupants / Leased Spaces</b>	The Cavalry Chapel Seaside is surrounded by the park's borders.
<b>Date(s) of Visit</b>	May 31, 2024
<b>Management Point of Contact</b>	Griffin Structures Dustin Alamo, Vice President 949-280-4441 <a href="mailto:dalamo@griffinstructures.com">dalamo@griffinstructures.com</a>
<b>On-site Point of Contact (POC)</b>	Dustin Alamo
<b>Assessment &amp; Report Prepared By</b>	Christopher Loving
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The Lang Park Community Center and Park is located on historic US Highway One, directly across from Treasure Island Beach and five minutes south of downtown Laguna Beach. Originally built in 1950, the park and community center have been carefully updated over the years. In 2014, The Post was added as an after-school place for teenagers, and in 2022 pickleball courts were added.

### Architectural

The building is a load bearing CMU structure with a wood framed roof supported by a truss system and dimensional lumber joists. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

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

Most MEPF systems and components were replaced over time and have been well-maintained. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

### Site

The site parking lot was recently resurfaced. The grounds are landscaped with large grassy areas, multiple mature trees, bushes and flowers. Site assets include two playgrounds, one swing, an outdoor basketball court and pickleball courts. There is a large courtyard in the front of the building made of concrete pavements and paving stones. Ramps and walkways surround the building and are present throughout the 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Lang Park Community Center	\$1,500	8,911	\$13,366,500	0.2%	1.7%	7.8%	24.2%

## Immediate Needs

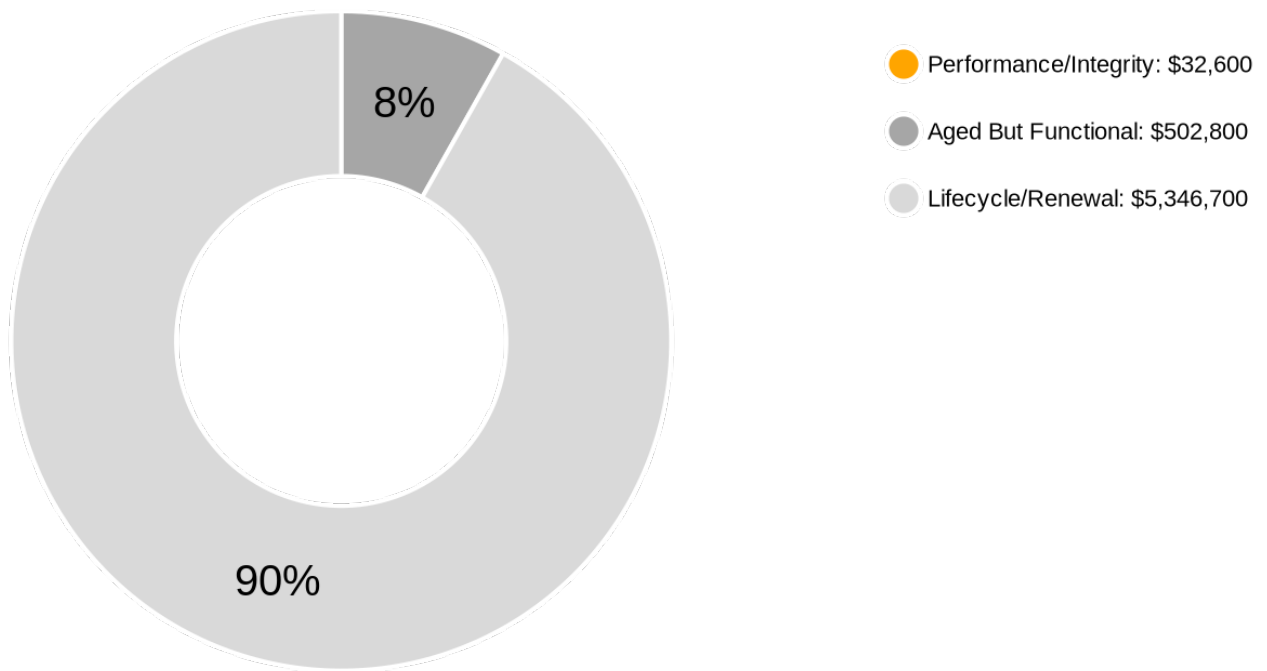
Facility/Building	Total Items	Total Cost
Lang Park Community Center / Lang Park Community Center	2	\$24,700
<b>TOTAL</b>	<b>2</b>	<b>\$24,700</b>

## Plan Types

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

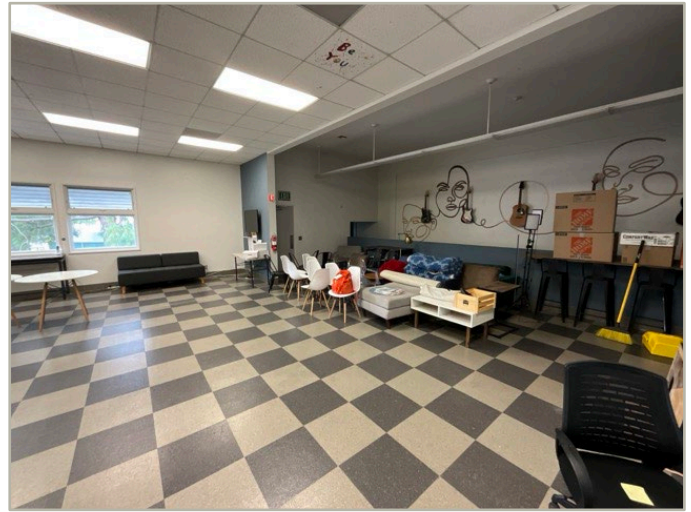
### Plan Type Descriptions & Distribution

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



**10-Year Total: \$5,882,000**

## 2. Lang Park Community Center



### Lang Park Community Center: Building Systems Summary

<b>Address</b>	21540 Wesley Drive, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.5136558, -117.7538269	
<b>Constructed/Renovated</b>	1950 Renovated 2013	
<b>Building Area</b>	8,911 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood trusses and CMU wall footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Vinyl	Good
<b>Roof</b>	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU and ceramic tile Floors: VCT, ceramic tile and wood strip Ceilings: Painted gypsum board and unfinished/exposed	Fair
<b>Elevators</b>	None	n/a

## Lang Park Community Center: Building Systems Summary

<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units, furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <p>Roof: not accessible for observation</p> <p>Day Care: class was in session and not available for observation, according to POC.</p>	



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

<b>Lang Park Community Center: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$185,658	\$11,526	\$367,294	\$564,478
<b>Roofing</b>	\$16,718	\$0	\$0	\$898,773	\$44,357	\$959,848
<b>Interiors</b>	\$0	\$0	\$565,451	\$261,229	\$1,269,002	\$2,095,682
<b>Plumbing</b>	\$8,049	\$7,801	\$53,248	\$78,827	\$543,920	\$691,845
<b>HVAC</b>	\$0	\$21,844	\$10,034	\$279,581	\$104,525	\$415,984
<b>Electrical</b>	\$0	\$0	\$0	\$459,213	\$1,506,777	\$1,965,990
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$156,419	\$203,803	\$59,607	\$419,829
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$12,644	\$0	\$49,038	\$61,682
<b>TOTALS</b>	<b>\$24,700</b>	<b>\$29,700</b>	<b>\$983,500</b>	<b>\$2,193,000</b>	<b>\$3,944,600</b>	<b>\$7,175,600</b>

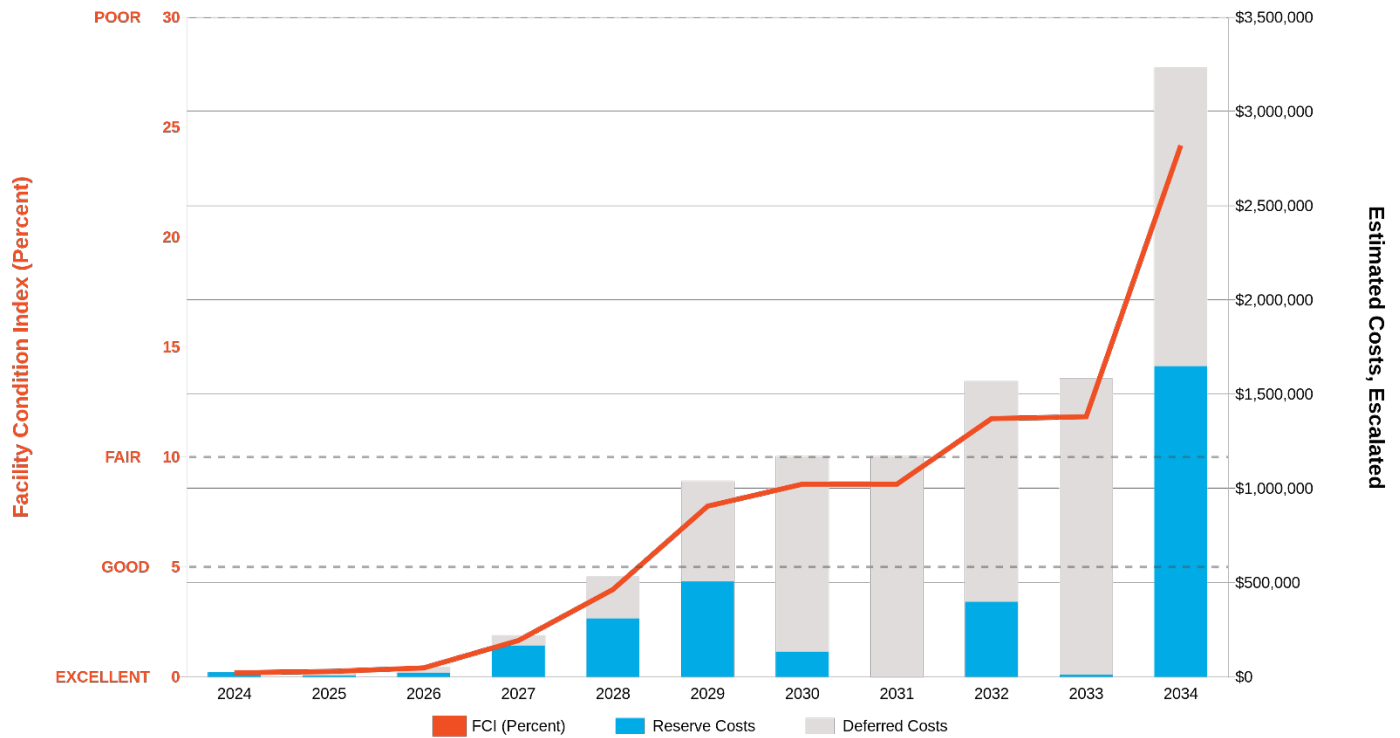
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$13,366,500.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$293,710.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Lang Park Community Center / Lang Park Community Center	D2012	Water Heater, Gas, Residential, Replace	Poor	Performance/Integrity	\$8,000
Lang Park Community Center / Lang Park Community Center	B3027	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$16,700
<b>TOTAL (2 items)</b>					<b>\$24,700</b>

Key Findings

There are no key findings to report.



# Lang Park Community Center: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



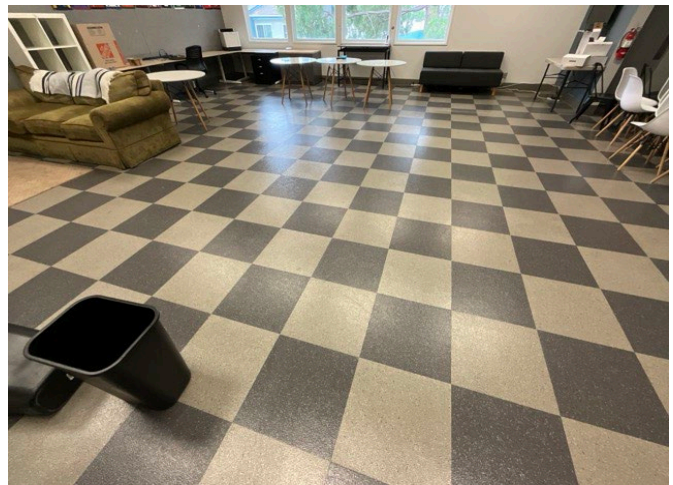
3 – REAR ELEVATION



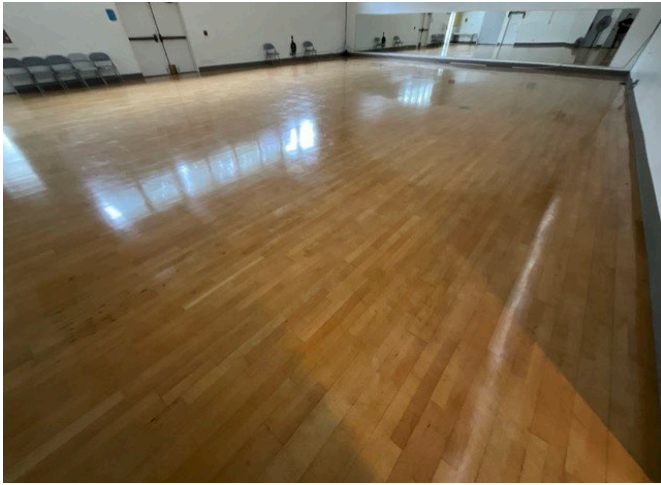
4 – RIGHT ELEVATION



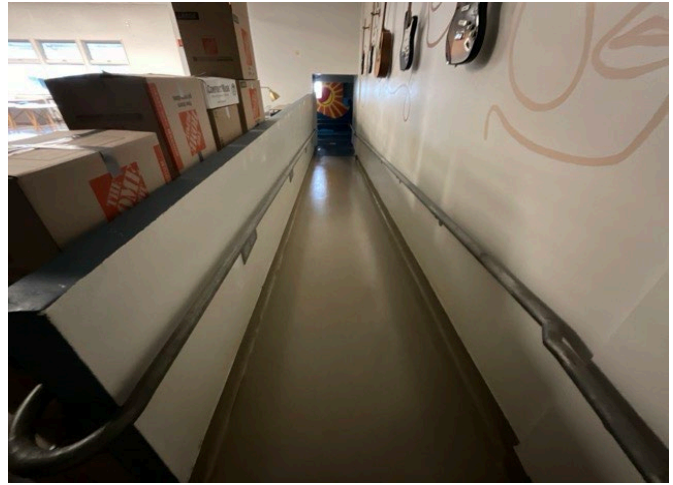
5 – ROOFING



6 – INTERIOR OVERVIEW



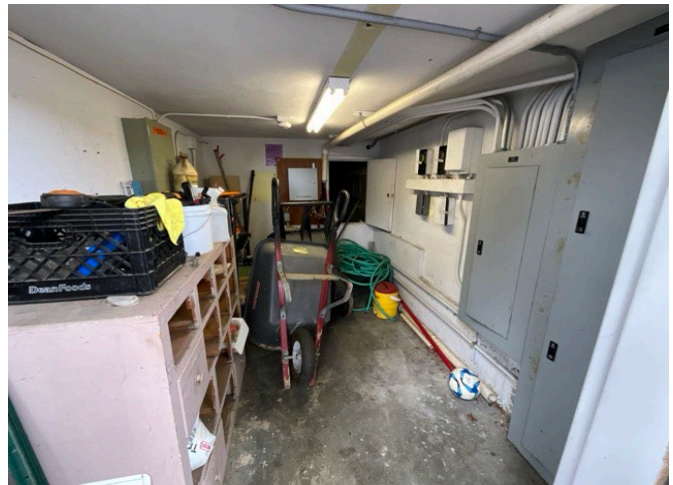
7 – GYMNASIUM



8 – INTERIOR RAMP



9 – INTERIOR OVERVIEW



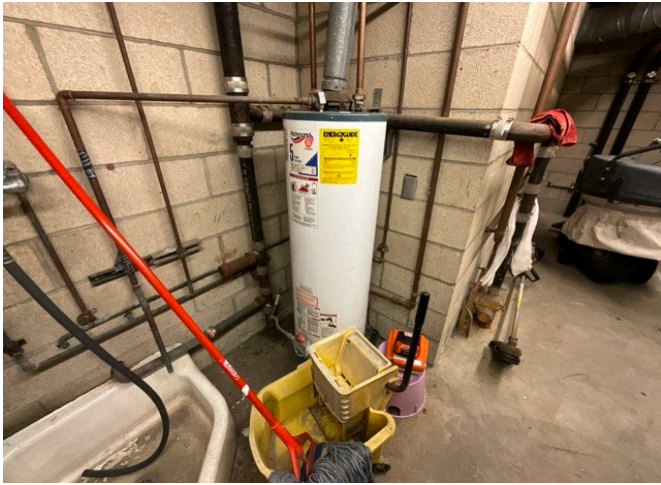
10 – UTILITY ROOM



11 – DRINKING FOUNTAIN



12 – RESTROOM



13 – WATER HEATER



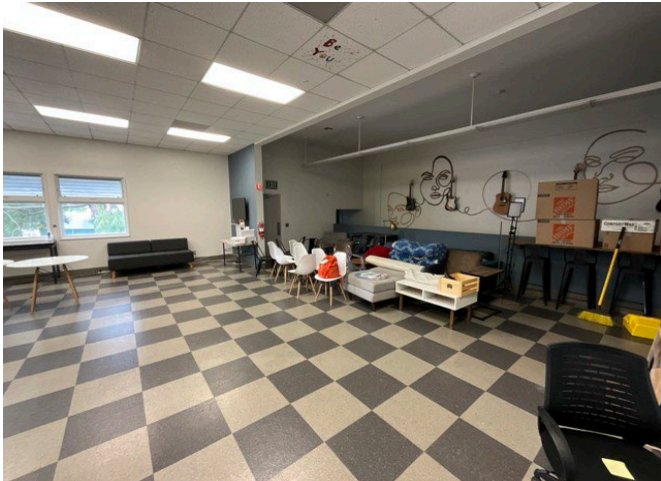
14 – FURNACE



15 – SPLIT SYSTEM



16 – SWITCHBOARD



17 – FIRE ALARM SYSTEM COMPONENTS



18 – FIRE ALARM PANEL

### 3. Site



Site: Site Information		
<b>Site Area</b>	2.75 acres	
<b>Parking Spaces</b>	23 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Excellent
<b>Site Development</b>	Building-mounted signage; CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with CMU retaining wall bleachers Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
<b>Ancillary Structures</b>	Storage sheds	Fair

<b>Site: Site Information</b>	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

<b>Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$0	\$11,289	\$0	\$23,470	\$34,759
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$0	\$24,136	\$24,136
<b>Sitework</b>	\$0	\$0	\$67,567	\$2,572,351	\$4,000,184	\$6,640,102
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,900</b>	<b>\$2,572,400</b>	<b>\$4,047,800</b>	<b>\$6,699,100</b>

### Immediate Needs

There are no immediate needs to report.

### Key Findings

There are no key findings to report.

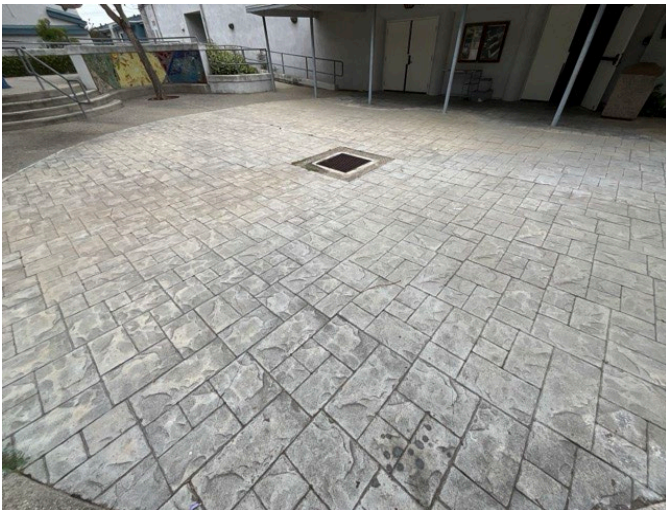
Site: Photographic Overview



1 - DRINKING FOUNTAIN



2 - PARKING LOTS



3 - SIDEWALK



4 - SITE STAIRS & RAMPS



5 - ATHLETIC SURFACES & COURTS



6 - PLAY STRUCTURE



7 - SWING SET



8 - FENCES & GATES



9 - FENCE AND SCREENING



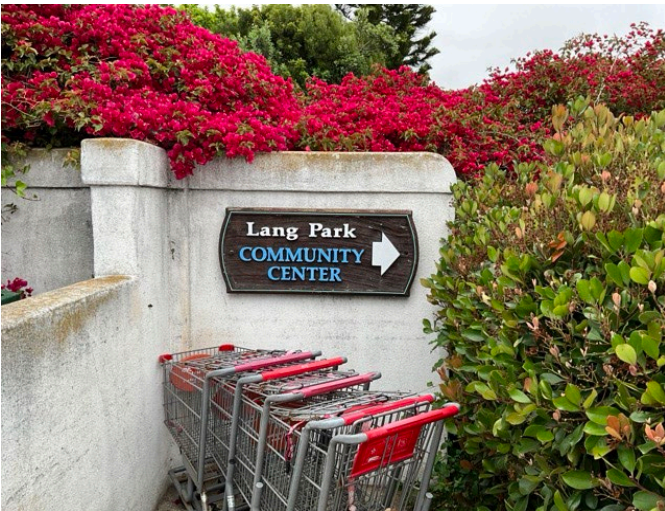
10 - BIKE RACK



11 - PICNIC TABLE



12 - SIGNAGE



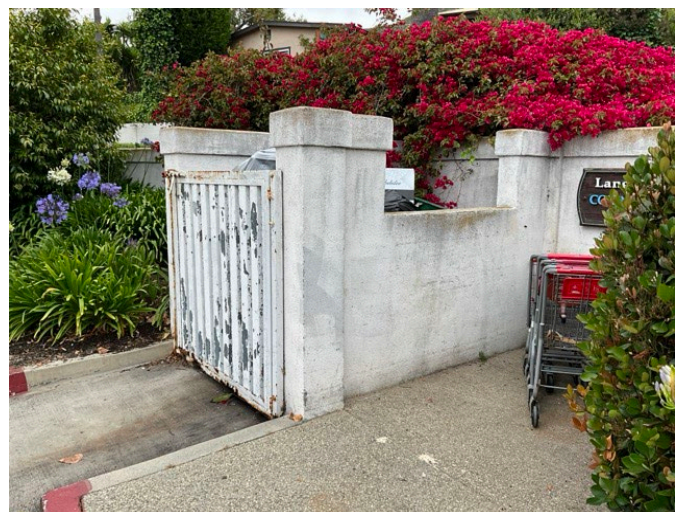
13 - SIGNAGE



14 - RETAINING WALL



15 - RETAINING WALL



16 - DUMPSTER ENCLOSURE



17 - WALKWAYS AND LANDSCAPING



18 - POLE LIGHT FIXTURE W/ LAMPS

## 4. ADA Accessibility

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Lang Park Community Center	1950 / 2013	No	No
Site	1950 / 2013	No	No



## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 7. Certification

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Griffin Structures - City of Laguna Beach FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lang Park Community Center, 21540 Wesley Drive, Laguna Beach, CA 92651, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Christopher Loving  
Project Assessor

**Reviewed by:**



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

## 8. Appendices

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





## Appendix A:

### Site and Floor Plan(s)

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	164043.24R000-005.354	Lang Park Community Center	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 31, 2024	

## **Appendix B:** Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Lang Park Community Center

**Name of person completing form:** Steve Rivera

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:** 5 years

**Date Completed:** May 31, 2024

**Phone Number:** \_\_\_\_\_

**Method of Completion:** DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1950	Renovated	Updates and renovations done at various times since construction. POC did not have exact dates.
2	Building size in SF	8,911	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2023	Parking asphalt
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Pickle ball court 2022		
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				Parking, ramps and restrooms
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Lang Park Community Center

**BV Project Number:** 164043.24R000-005.354

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

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

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

# Lang Park Community Center: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH

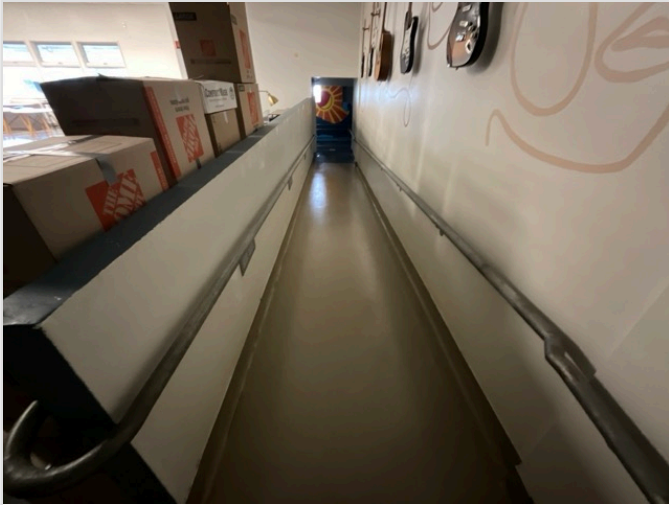


MAIN ENTRANCE



DOOR HARDWARE

Lang Park Community Center: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Appendix D:

### Component Condition Report

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**Component Condition Report | Lang Park Community Center / Lang Park Community Center**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	6,150 SF	5	7815838
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	9	7815843
B2020	Building Exterior	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	29	21	7815829
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	16	7815809
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,911 SF	10	7815848
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	0	7815812
<b>Interiors</b>						
C1010	Throughout building	Fair	Interior Wall, Concrete Block (CMU)	4,000 SF	25	7815826
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	16	7815797
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,400 SF	10	7815849
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,703 SF	4	7815789
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	11	7815803
C2010	The Port	Fair	Wall Finishes, Fabric	200 SF	4	7815804
C2030	Restroom hallway	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	1,500 SF	5	7815837
C2030	Multipurpose room	Fair	Flooring, Maple Sports Floor, Refinish	4,000 SF	5	7815817
C2030	Restrooms	Fair	Flooring, Ceramic Tile	550 SF	11	7815857
C2030	The Port	Fair	Flooring, Vinyl Tile (VCT)	2,900 SF	4	7815825
C2050	Interior	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	4	7815840
<b>Plumbing</b>						
D2010	The Port	Fair	Water Heater, Gas, Residential	1	4	7815855
D2010	Utility closet	Poor	Water Heater, Gas, Residential	1	0	7815813
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,911 SF	11	7815858
D2010	The Port	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	7815815
D2010	Restroom	Fair	Toilet, Commercial Water Closet	5	6	7815816
D2010	Restrooms	Fair	Urinal, Standard	2	6	7815794
D2010	Restroom hallway	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	7815810
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	6	7815831
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	5	7815824
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	1	10	7815793
D3020	Mechanical room	Fair	Furnace, Gas	1	12	7815805
D3020	Mechanical room	Fair	Furnace, Gas	1	10	7815852
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	8	7902433
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	8	7902435

**Component Condition Report | Lang Park Community Center / Lang Park Community Center**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7815798
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	2	7815839
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	7815821
<b>Electrical</b>						
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	11	7815833
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,911 SF	11	7815851
D5040	Electrical room	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,911 SF	10	7815814
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	6	7815819
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Interior	Fair	Fire Alarm Panel, Multiplex	1	3	7902470
D7050	Electrical room	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,911 SF	3	7815801
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,911 SF	8	7902440
<b>Equipment &amp; Furnishings</b>						
E1070	Multipurpose room	Good	Basketball Backboard, Ceiling-Mounted	1	28	7815802
E2010	The Port	Fair	Casework, Cabinetry, Standard	14 LF	13	7815836
E2010	The Port	Good	Casework, Countertop, Solid Surface	14 LF	29	7815806
E2010	Restrooms	Fair	Casework, Countertop, Ceramic Tile	16 LF	5	7815823

**Component Condition Report | Lang Park Community Center / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	4	7815791
<b>Special Construction &amp; Demo</b>						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	25	7815799
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	75 SF	15	7815845
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,000 SF	24	7815856
G2030	Site	Fair	Sidewalk, Asphalt	8,300 SF	10	7815811
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	12 LF	40	7815786
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	950 SF	20	7815792
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Playfield Surfaces, Sand, 6" Depth	1,800 SF	10	7815822
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	23	7815847
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	6,600 SF	8	7815844
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7815850
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	2,400 SF	10	7815846
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7815828
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7815834

**Component Condition Report | Lang Park Community Center / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	1,900 SF	5	7815832
<b>Sitework</b>						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	1,800 SF	20	7815820
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	9	7815842
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	7815854
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	20	7815853
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	335 LF	20	7815796
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	10	7815827
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	700 SF	30	7815841
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7815835
G2060	Site	Fair	Park Bench, Precast Concrete	5	15	7815788
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	20	7815800
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	400 SF	20	7815795
G2080	Site	Fair	Irrigation System, Control Panel	1	10	7815807
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	70,000 SF	10	7815830
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	3	10	7815790
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	2	10	7815787

## Appendix E: Replacement Reserves

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BERKELEY  
CALIFORNIA

Replacement Reserves Report

8/12/2024

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
Lang Park Community Center / Lang Park Community Center	\$24,768	\$7,802	\$21,845	\$166,456	\$310,498	\$506,510	\$133,596	\$0	\$398,665	\$11,527	\$1,649,176	\$2,178,794	\$104,527	\$49,039	\$307,162	\$750,390	\$178,416	\$0	\$59,607	\$272,256	\$44,359	\$7,175,392
Lang Park Community Center / Site	\$0	\$0	\$0	\$0	\$11,290	\$67,568	\$0	\$0	\$271,708	\$5,763	\$2,294,894	\$0	\$0	\$0	\$0	\$198,562	\$0	\$0	\$442,583	\$23,470	\$3,383,187	\$6,699,025
<b>Grand Total</b>	<b>\$24,768</b>	<b>\$7,802</b>	<b>\$21,845</b>	<b>\$166,456</b>	<b>\$321,788</b>	<b>\$574,078</b>	<b>\$133,596</b>	<b>\$0</b>	<b>\$670,372</b>	<b>\$17,290</b>	<b>\$3,944,070</b>	<b>\$2,178,794</b>	<b>\$104,527</b>	<b>\$49,039</b>	<b>\$307,162</b>	<b>\$948,951</b>	<b>\$178,416</b>	<b>\$0</b>	<b>\$502,190</b>	<b>\$295,726</b>	<b>\$3,427,546</b>	<b>\$13,874,417</b>

Lang Park Community Center / Lang Park Community Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	7815838	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	5	5	6150	SF	\$3.82	\$23.65	\$145,469							\$145,469									\$145,469							\$290,937	
B2020	7815843	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	\$1,200.00	\$7,430.40	\$7,430												\$7,430											\$7,430	
B2050	7815809	Exterior Door, Steel, Standard, Replace	30	14	16	8	EA	\$600.00	\$3,715.20	\$29,722																	\$29,722						\$29,722	
B3010	7815848	Roofing, Modified Bitumen, Replace	20	10	10	8911	SF	\$10.00	\$61.92	\$551,769												\$551,769											\$551,769	
B3020	7815812	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	300	LF	\$9.00	\$55.73	\$16,718	\$16,718																			\$16,718			\$16,718	
C1030	7815797	Interior Door, Steel, Standard, Replace	40	24	16	12	EA	\$600.00	\$3,715.20	\$44,582																	\$44,582						\$44,582	
C1070	7815849	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7400	SF	\$3.50	\$21.67	\$160,373												\$160,373											\$160,373	
C2010	7815803	Wall Finishes, Ceramic Tile, Replace	40	29	11	500	SF	\$18.00	\$111.46	\$55,728													\$55,728										\$55,728	
C2010	7815804	Wall Finishes, Fabric, Replace	15	11	4	200	SF	\$2.00	\$12.38	\$2,477																			\$2,477				\$2,477	
C2010	7815789	Wall Finishes, any surface, Prep & Paint	10	6	4	14703	SF	\$1.50	\$9.29	\$136,561																\$136,561							\$136,561	
C2030	7815837	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	1500	SF	\$9.00	\$55.73	\$83,592							\$83,592										\$83,592						\$83,592	
C2030	7815857	Flooring, Ceramic Tile, Replace	40	29	11	550	SF	\$18.00	\$111.46	\$61,301													\$61,301										\$61,301	
C2030	7815825	Flooring, Vinyl Tile (VCT), Replace	15	11	4	2900	SF	\$5.00	\$30.96	\$89,784																			\$89,784				\$89,784	
C2030	7815817	Flooring, Maple Sports Floor, Refinish	10	5	5	4000	SF	\$5.00	\$30.96	\$123,840																	\$123,840						\$123,840	
C2050	7815840	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1500	SF	\$2.00	\$12.38	\$18,576																\$18,576							\$18,576	
D2010	7815813	Water Heater, Gas, Residential, Replace	15	15	0	1	EA	\$1,300.00	\$8,049.60	\$8,050	\$8,050																\$8,050						\$8,050	
D2010	7815855	Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$1,300.00	\$8,049.60	\$8,050																				\$8,050			\$8,050	
D2010	7815858	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	8911	SF	\$5.00	\$30.96	\$275,885													\$275,885											\$275,885
D2010	7815810	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	\$1,200.00	\$7,430.40	\$7,430		\$7,430																\$7,430						\$7,430
D2010	7815824	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	5	EA	\$1,100.00	\$6,811.20	\$34,056							\$34,056																	\$34,056
D2010	7815794	Urinal, Standard, Replace	30	24	6	2	EA	\$1,100.00	\$6,811.20	\$13,622																								\$13,622
D2010	7815831	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$800.00	\$4,953.60	\$4,954																								\$4,954
D2010	7815816	Toilet, Commercial Water Closet, Replace	30	24	6	5	EA	\$1,300.00	\$8,049.60	\$40,248																								\$40,248
D2010	7815815	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	1	EA	\$1,200.00	\$7,430.40	\$7,430																				\$7,430				\$7,430
D3020	7815793	Furnace, Gas, Replace	20	10	10	1	EA	\$4,200.00	\$26,006.40	\$26,006													\$26,006											\$26,006
D3020	7815852	Furnace, Gas, Replace	20	10	10	1	EA	\$4,200.00	\$26,006.40	\$26,006													\$26,006											\$26,006
D3020	7815805	Furnace, Gas, Replace	20	8	12	1	EA	\$6,200.00	\$38,390.40	\$38,390														\$38,390										\$38,390
D3030	7815798	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963													\$43,963											\$43,963
D3030	7902433	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963													\$43,963											\$43,963
D3030	7902435	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	7	8	1	EA	\$7,100.00	\$43,963.20	\$43,963													\$43,963											\$43,963
D3060	7815821	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$8,668.80	\$8,669																								\$8,669
D3060	7815839	Supplemental Components, Hand Dryer, Restroom, Replace	10	8	2	2	EA	\$1,600.00	\$9,907.20	\$19,814		\$19,814												\$19,814										\$19,814
D5020	7815833	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$120,000.00	\$743,040.00	\$743,040														\$743,040										\$743,040
D5030	7815851	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	8911	SF	\$2.50	\$15.48	\$137,942														\$137,942										\$137,942
D5040	7815819	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	11	EA	\$600.00	\$3,715.20	\$40,867													\$40,867											\$40,867
D5040	7815814	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8911	SF	\$4.50	\$27.86	\$248,296														\$248,296										\$248,296
D7050	7902470	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768																			\$24,768					\$24,768
D7050	7815801	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	8911	SF	\$2.00	\$12.38	\$110,354																								\$110,354
D8010	7902440	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	8911	SF	\$2.50	\$15.48	\$137,942																								\$137,942
E2010	7815823	Casework, Countertop, Ceramic Tile, Replace	30	25	5	16	LF	\$100.00	\$619.20	\$9,907																								\$9,907
E2010	7815836	Casework, Cabinetry, Standard, Replace	20	7	13	14	LF	\$300.00	\$1,857.60	\$26,006																	\$26,006							\$26,006
<b>Totals, Unescalated</b>												<b>\$24,768</b>	<b>\$7,430</b>	<b>\$19,814</b>	<b>\$143,791</b>	<b>\$255,448</b>	<b>\$396,864</b>	<b>\$99,691</b>	<															

Replacement Reserves Report



8/12/2024

Uniformat Code	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2030	7815811 Sidewalk, Asphalt, Replace	25	15	10	8300	SF	\$5.50	\$34.06	\$282,665											\$282,665											\$282,665
G2030	7815792 Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	950	SF	\$33.00	\$204.34	\$194,119																			\$194,119		\$194,119	
G2050	7815832 Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	5	5	1900	SF	\$4.50	\$27.86	\$52,942					\$52,942										\$52,942							\$105,883
G2050	7815844 Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	2	8	6600	SF	\$4.50	\$27.86	\$183,902								\$183,902										\$183,902			\$367,805	
G2050	7815822 Playfield Surfaces, Sand, 6" Depth, Replace	20	10	10	1800	SF	\$1.60	\$9.91	\$17,833											\$17,833										\$17,833	
G2050	7815828 Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	\$2,500.00	\$15,480.00	\$15,480											\$15,480										\$15,480	
G2050	7815850 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$123,840.00	\$123,840											\$123,840										\$123,840	
G2050	7815846 Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	2400	SF	\$26.00	\$160.99	\$386,381											\$386,381										\$386,381	
G2050	7815834 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$123,840.00	\$123,840											\$123,840										\$123,840	
G2060	7815842 Bike Rack, Fixed 1-5 Bikes, Replace	20	11	9	1	EA	\$600.00	\$3,715.20	\$3,715										\$3,715											\$3,715	
G2060	7815835 Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$4,334.40	\$4,334											\$4,334										\$4,334	
G2060	7815788 Park Bench, Precast Concrete, Replace	25	10	15	5	EA	\$1,000.00	\$6,192.00	\$30,960															\$30,960						\$30,960	
G2060	7815853 Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1400	LF	\$21.00	\$130.03	\$182,045																		\$182,045		\$182,045		
G2060	7815796 Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	335	LF	\$25.00	\$154.80	\$51,858																		\$51,858		\$51,858		
G2060	7815827 Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	10	10	1	EA	\$200.00	\$1,238.40	\$1,238											\$1,238										\$1,238	
G2060	7815854 Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$9,288.00	\$9,288											\$9,288										\$9,288	
G2060	7815795 Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	400	SF	\$60.00	\$371.52	\$148,608																		\$148,608		\$148,608		
G2060	7815820 Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	1800	SF	\$60.00	\$371.52	\$668,736																		\$668,736		\$668,736		
G2060	7815800 Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	30	LF	\$160.00	\$990.72	\$29,722																		\$29,722		\$29,722		
G2080	7815830 Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	10	10	70000	SF	\$0.80	\$4.95	\$346,752											\$346,752										\$346,752	
G2080	7815807 Irrigation System, Control Panel, Replace	15	5	10	1	EA	\$5,000.00	\$30,960.00	\$30,960											\$30,960										\$30,960	
G4050	7815790 Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	3	EA	\$900.00	\$5,572.80	\$16,718											\$16,718										\$16,718	
G4050	7815787 Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	10	10	2	EA	\$4,000.00	\$24,768.00	\$49,536											\$49,536										\$49,536	
<b>Totals, Unescalated</b>										\$0	\$0	\$0	\$0	\$9,288	\$52,942	\$0	\$0	\$183,902	\$3,715	\$1,408,866	\$0	\$0	\$0	\$0	\$95,512	\$0	\$0	\$183,902	\$9,288	\$1,275,088	\$3,222,503
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>										\$0	\$0	\$0	\$0	\$11,290	\$67,568	\$0	\$0	\$271,708	\$5,763	\$2,294,894	\$0	\$0	\$0	\$0	\$198,562	\$0	\$0	\$442,583	\$23,470	\$3,383,187	\$6,699,025

## Appendix F: Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7815855	D2010	<b>Water Heater</b>	Gas, Residential	50 GAL	Lang Park Community Center / Lang Park Community Center	The Port	Bradford White	U15036FRN	MC35926414 D/N:-394	2013		1
2	7815813	D2010	<b>Water Heater</b>	Gas, Residential	30 GAL	Lang Park Community Center / Lang Park Community Center	Utility closet	Richmond	5V30-6N	RMLN 0798143587	1996		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7815793	D3020	<b>Furnace</b>	Gas	100 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-60D-6F-1	6013F18875	2014		1
2	7815805	D3020	<b>Furnace</b>	Gas	125 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-50/60C-6F-1	6016G37791	2016		1
3	7815852	D3020	<b>Furnace</b>	Gas	100 MBH	Lang Park Community Center / Lang Park Community Center	Mechanical room	Lennox	CX34-60D-6F-1	6013F18878	2014		1
4	7902433	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 5 TON	5 TON	Lang Park Community Center / Lang Park Community Center	Roof	Lennox	Inaccessible	Inaccessible	2017		1
5	7902435	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 5 TON	5 TON	Lang Park Community Center / Lang Park Community Center	Roof	Lennox	Inaccessible	Inaccessible	2017		1
6	7815798	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	5 TON	Lang Park Community Center / Lang Park Community Center	Building exterior	Lennox	ML14XC1-060-230A03	1917B10813	2017		1
7	7815821	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	500 CFM	Lang Park Community Center / Lang Park Community Center	Roof	Inaccessible	Inaccessible	Inaccessible			1
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7815833	D5020	<b>Switchboard</b>	120/208 V	2000 AMP	Lang Park Community Center / Lang Park Community Center	Building exterior	GE	Illegible	Illegible	1995		1
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7902470	D7050	<b>Fire Alarm Panel</b>	Multiplex		Lang Park Community Center / Lang Park Community Center	Interior	Simplex	4001	No dataplate			1