



**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



Lifeguard Headquarters
175 N. Coast Highway
Laguna Beach, CA 92651

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BV PROJECT #:

164043.24R000-019.354

DATE OF REPORT:

August 14, 2024

ON SITE DATE:

May 28, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Marine Safety Building
Number of Buildings	1
Main Address	175 N. Coast Highway, Laguna Beach, CA 92651
Site Developed	2014
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 28, 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
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Laguna Beach Lifeguard Headquarters, also known as The Department of Marine Safety, was constructed in 2014 to serve the five-and-a-half miles of city beach in the Irvine Cove area. A public restroom occupies the northern section of the building but is not in the city's purview.

Architectural

The structure consists of precast concrete walls and columns with poured concrete floors and cast in place foundation walls on integral concrete footings. The roof is also framed with concrete with a vegetated surface complete with irrigation. There is a large, tinted glass wall on the southwest corner that provides an unobstructed view of the local beach. The building is built close to on grade with Highway 1 as to not block views of the ocean. Finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF infrastructure itself is in fair working condition with some capital improvements anticipated in the short term.

Heating and cooling consists of split system heat pumps feeding VAVs throughout the building.

Electricity is fed to the building through a main switchboard to distribution panels. All lighting is LED.

Water is fed to the building from the local municipal supply through copper pipes.

Fire protection consists of a wet-pipe system with a central panel that controls smoke and heat detectors, pull stations and exit signs.

Site

The site is beautifully landscaped with flowers, grassy areas and local fauna. A large mural adorns the northern retaining wall and brick pavers are used in lieu of asphalt for walkways. Concrete sidewalks and stairs surround these areas. The large beach dominates the site to the southwest.

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
Lifeguard Headquarters	\$2,000	6,000	\$12,000,000	0.4%	0.4%	5.1%	25.7%

Immediate Needs

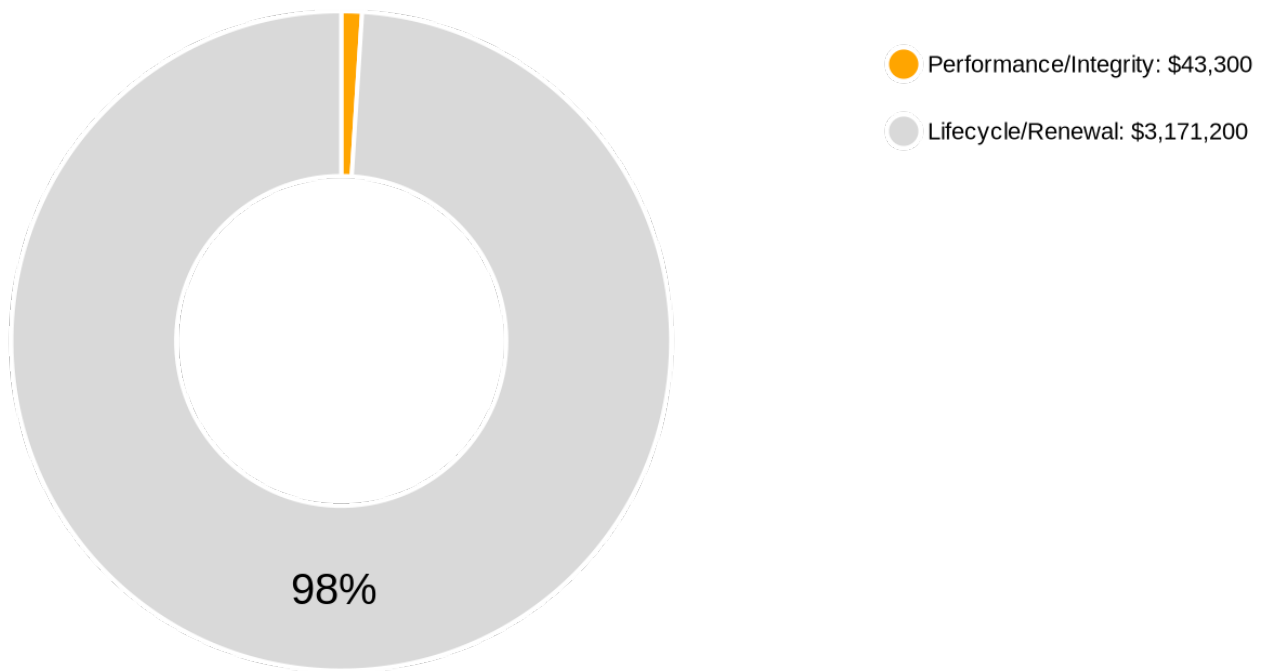
Facility/Building	Total Items	Total Cost
Lifeguard Headquarters / Lifeguard Headquarters	1	\$43,400
TOTAL	1	\$43,400

Plan Types

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

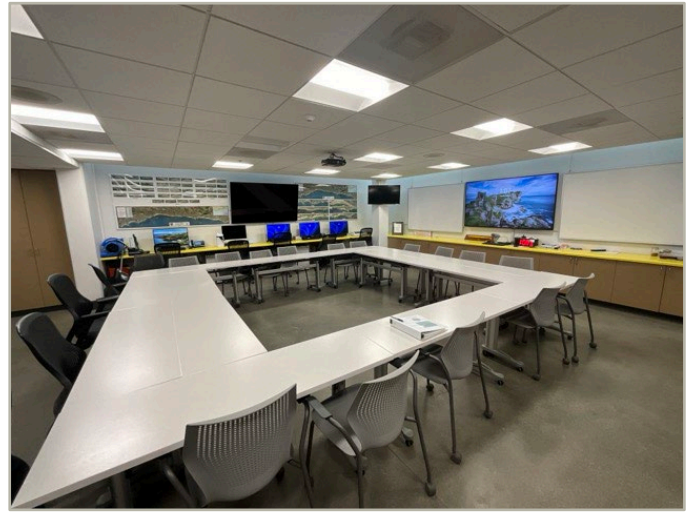
Plan Type Descriptions & Distribution

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



10-Year Total: \$3,214,500

2. Lifeguard Headquarters



Lifeguard Headquarters: Building Systems Summary

Address	175 N. Coast Highway, Laguna Beach, CA 92651	
GPS Coordinates	33.5429599, -117.7865315	
Constructed/Renovated	2014 Renovated 2019	
Building Area	6,000 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete walls, beams & columns with cast-in-place floors and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with vegetated green roofing	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile, sealed and coated concrete and unfinished Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper and galvanized supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Lifeguard Headquarters: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps feeding furnaces and VAVs Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Solar power system	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
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	The foundation wall is in poor condition. Water is seeping in through the wall. Most noticeably, at the eastern interior staircase. The basement is presumably below sea level, and given the building's proximity to the ocean, it is suspected to be sea water, not plumbing or sewer water. A professional engineer, architect or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
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 building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Building's hot water supply was not observed due to locked door. It is presumed to be a domestic type hot water heater heated with natural gas.	

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

Lifeguard Headquarters: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$0	\$0	\$0	\$0	\$0	\$0
Facade	\$0	\$0	\$47,416	\$0	\$776,297	\$823,713
Roofing	\$0	\$0	\$0	\$419,834	\$170,861	\$590,695
Interiors	\$0	\$0	\$204,678	\$302,582	\$581,199	\$1,088,459
Conveying	\$0	\$0	\$71,124	\$50,430	\$1,051,469	\$1,173,023
Plumbing	\$0	\$0	\$110,638	\$0	\$1,045,580	\$1,156,218
HVAC	\$0	\$0	\$97,202	\$75,930	\$1,334,875	\$1,508,007
Fire Protection	\$0	\$0	\$0	\$0	\$82,641	\$82,641
Electrical	\$0	\$0	\$0	\$853,284	\$372,941	\$1,226,225
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$483,447	\$0	\$483,447
Equipment & Furnishings	\$0	\$0	\$2,132	\$265,282	\$3,473	\$270,887
Sitework	\$0	\$0	\$39,513	\$15,129	\$82,146	\$136,788
Follow-up Studies	\$43,344	\$0	\$0	\$0	\$0	\$43,344
TOTALS	\$43,400	\$0	\$572,800	\$2,466,000	\$5,501,500	\$8,583,700

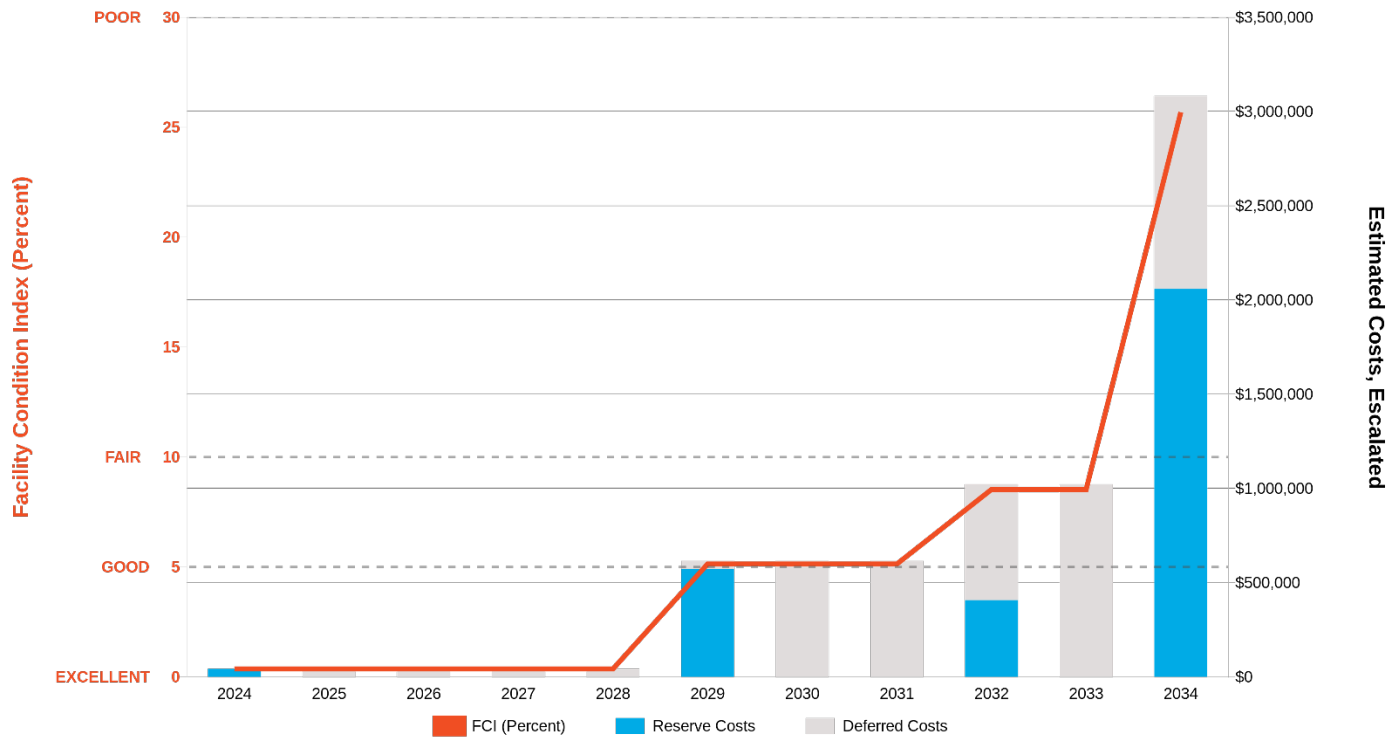
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$12,000,000.00

Inflation Rate: 5%

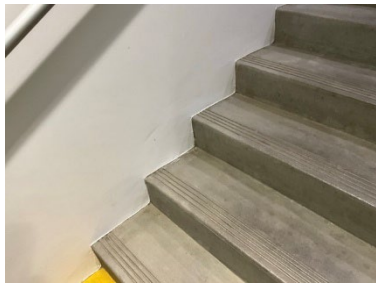
Average Needs (per year - over next 10 years): \$280,178.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Lifeguard Headquarters / Lifeguard Headquarters	P2032	Engineering Study, Civil, General Design, Replace	NA	Performance/Integrity	\$43,400
TOTAL (1 items)					\$43,400

Key Findings



Recommended Follow-up Study:

Civil, General Design
Lifeguard Headquarters
Throughout building

Uniformat Code: P2030
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,400

The foundation wall is in poor condition. Water is seeping in through the wall. Most noticeably, at the eastern interior staircase. The basement is presumably below sea level, and given the building's proximity to the ocean, it is suspected to be sea water, not plumbing or sewer water. - AssetCALC ID: 7637011

Lifeguard Headquarters: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



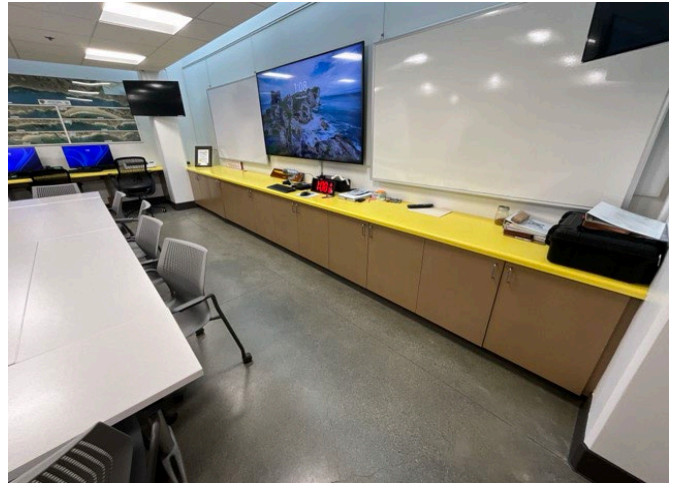
5 – STRUCTURAL OVERVIEW



6 – PRIMARY ROOFING



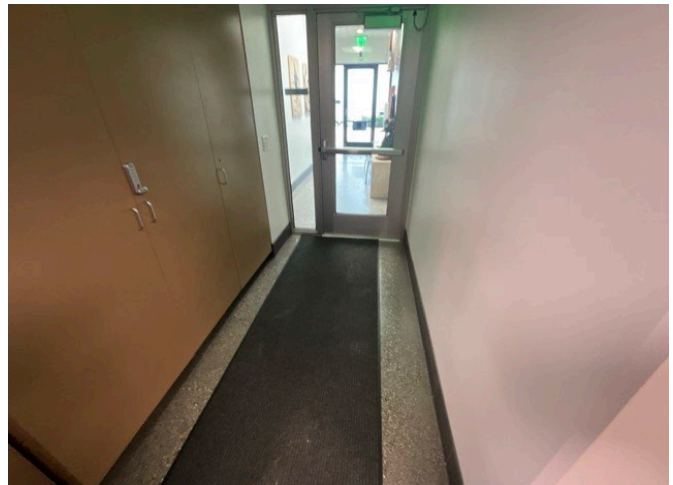
7 – RECEPTION AREA



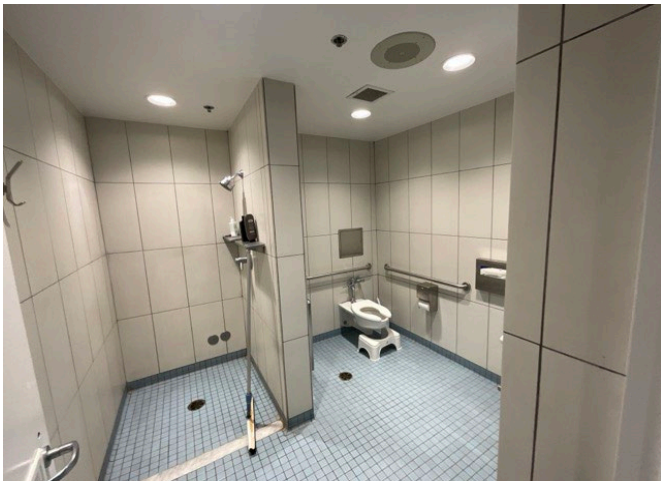
8 – INTERIOR OVERVIEW



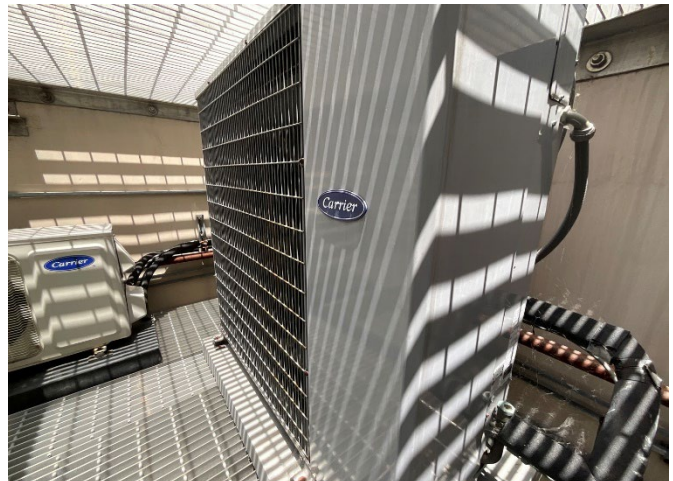
9 – PASSENGER ELEVATOR



10 – TYPICAL HALLWAY



11 – RESTROOM



12 – SPLIT SYSTEM



13 – VARIABLE AIR VOLUME UNIT



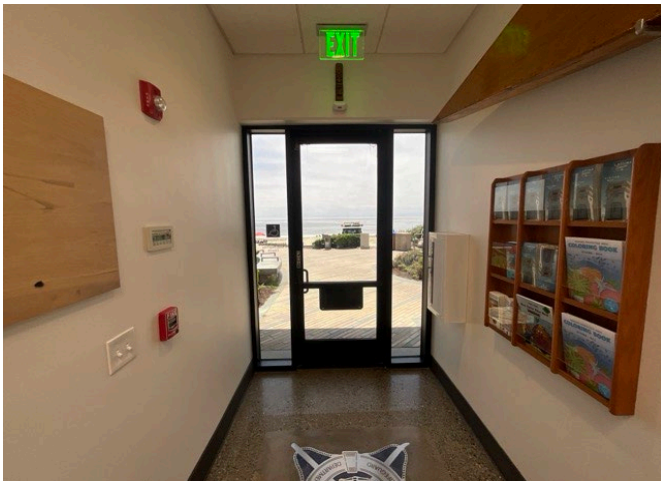
14 – SOLAR POWER



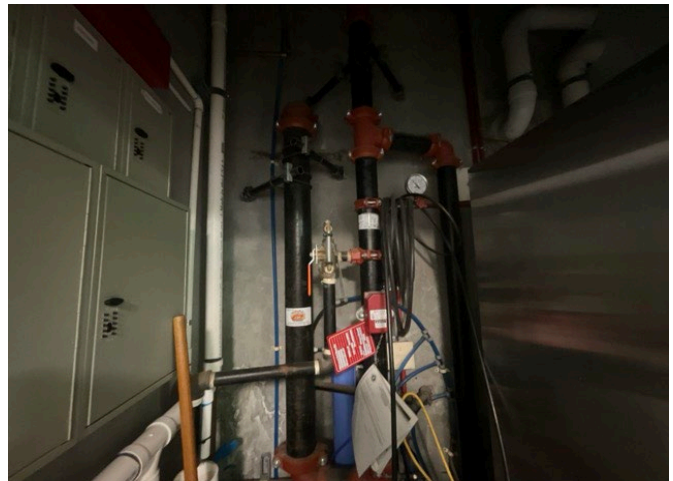
15 – SWITCHBOARD



16 – FIRE ALARM PANEL



17 – FIRE ALARM SYSTEM COMPONENTS



18 – FIRE RISER

3. Site



Site: Site Information		
Site Area	0.4 acres	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt roadways	Good
Site Development	Building-mounted signage Limited park benches, picnic tables, trash receptacles Outdoor showers	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Stone retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	-
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: Site Information	
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$28,449	\$0	\$85,430	\$113,879
Sitework	\$0	\$0	\$0	\$104,128	\$1,355,410	\$1,459,538
TOTALS	\$0	\$0	\$28,500	\$104,200	\$1,440,900	\$1,573,600

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – ROADWAYS



2 – STAIRS



3 – IRRIGATION AND LANDSCAPING



4 – WALKWAYS

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

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>
Lifeguard Headquarters	2014 / 2019	No	No
Site	2014 / 2019	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



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 Lifeguard Headquarters, 175 N. Coast Highway, Laguna Beach, CA 92651, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Christopher Loving
Project Assessor

Reviewed by:



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Program Manager
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8. Appendices

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





Appendix A:

Site and Floor Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	164043.24R000-019.354	Lifeguard Headquarters	
	Source	On-Site Date	
	Google	May 22, 2024	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lifeguard Headquarters

Name of person completing form: Gilbert Aguirre

Title / Association w/ property: Maintenance Tech

Length of time associated w/ property: _____

Date Completed: 5/28/2024

Phone Number: _____

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2014	Renovated	
2	Building size in SF	6,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Paint interior and exterior, 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water seeping in through foundation wall near East interior staircase		

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				Water seeping in through foundation wall near east interior staircase
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Lifeguard Headquarters

BV Project Number: 164043.24R000-019.354

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

Lifeguard Headquarters: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	NA			
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
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*

Lifeguard Headquarters: Photographic Overview



ACCESSIBLE PATH



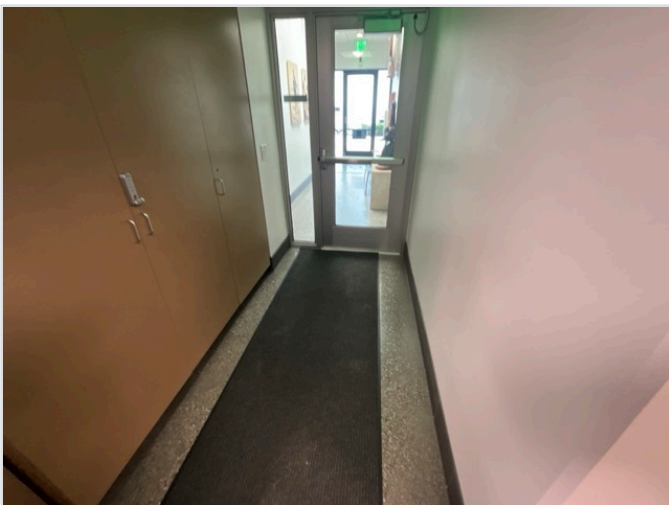
ACCESSIBLE PATH



MAIN ENTRANCE



DOOR HARDWARE



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Lifeguard Headquarters: Photographic Overview



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 | Lifeguard Headquarters / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout	Good	Structural Framing, Concrete Pre-Cast	6,000 SF	68	7885532
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	7884969
B2020	Building Exterior	Fair	Glazing, any type by SF	750 SF	20	7637018
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	20	7637050
Roofing						
B3010	Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	2,775 SF	10	7637041
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	20	7637004
Interiors						
C1020	Lobby	Good	Interior Window, Fixed, 12 SF	1	30	7637009
C1020	Office	Good	Interior Window, Fixed, 12 SF	3	30	7637012
C1030	Lobby	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	30	7637029
C1030	Throughout building	Good	Interior Door, Steel, Standard	13	30	7637046
C1030	Office	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	30	7637026
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	15	7637057
C1090	Locker rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	50 LF	10	7637051
C1090	Storage room	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	10 LF	10	7637063
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	500 SF	30	7636995
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,000 SF	5	7637060
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,000 SF	5	7637002
C2030	Locker rooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	500 SF	5	7637066
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	30	7636998
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	5	7884970
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	7637043
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	7885036
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	20	7885035
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	25	7637053
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water, 4 IN	1	20	7637052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	20	7637034

Component Condition Report | Lifeguard Headquarters / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung	1	20	7637055
D2010	Locker rooms	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	2	20	7637028
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	20	7637020
D2010	Basement break room	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	20	7637049
D2010	Office	Fair	Water Heater, Gas, High-Efficiency Condensing Style, 53 to 70 GAL	1	5	7885531
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	30	7637025
D2010	Locker rooms	Fair	Shower, Ceramic Tile	3	20	7637021
D2020	Mechanical room	Fair	Pump, Sewage Ejector, Duplex, 1 HP	3	18	7637010
D2030	Roof	Good	Supplemental Components, Drains, Roof, 2 IN	4	30	7637058
HVAC						
D3030	Exterior mechanical area	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	7637023
D3030	Exterior mechanical area	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	8	7636999
D3030	Exterior mechanical area	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	8	7637038
D3030	Exterior mechanical area	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	5	7637000
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	16	15	7637065
Fire Protection						
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	30	7637045
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,000 SF	15	7637054
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	32	10	7637019
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	20	7891083
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	7637059
D5020	Electrical room	Good	Switchboard, 277/480 V, 400 AMP	1	29	7637001
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	20	7637064
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	30	7637014
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	10	7637056
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	6,000 SF	8	7636997
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7637040
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	6,000 SF	10	7637037
Equipment & Furnishings						
E1060	Basement break room	Fair	Residential Appliances, Garbage Disposal	1	5	7637016
E2010	Laundry room	Fair	Casework, Cabinetry, Standard	8 LF	10	7637024

Component Condition Report | Lifeguard Headquarters / Lifeguard Headquarters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Basement break room	Fair	Casework, Cabinetry, Standard	18 LF	10	7637044
E2010	Lobby	Good	Casework, Countertop, Solid Surface	4 LF	30	7637005
E2010	Basement break room	Fair	Casework, Countertop, Plastic Laminate	8 LF	8	7637006
E2010	Conference room	Fair	Casework, Countertop, Plastic Laminate	56 LF	8	7637022
E2010	Locker rooms	Fair	Casework, Countertop, Solid Surface	12 LF	33	7637032
E2010	Utility closet	Fair	Casework, Cabinetry, Standard	10 LF	10	7636996
E2010	Utility closet	Good	Casework, Countertop, Solid Surface	4 LF	30	7637015
E2010	Conference room	Fair	Casework, Cabinetry, Standard	42 LF	10	7885530
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	7637030
G2080	Interior	Fair	Irrigation System, Control Panel	1	5	7885555
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Civil, General Design	1	0	7637011

Component Condition Report | Lifeguard Headquarters / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	250 SF	40	7637047
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	5	7637036
D2010	Site	Fair	Shower, Valves & Heads, Single Showerhead	2	20	7636994
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Pavement, Concrete	3,300 SF	40	7637017
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,500 SF	20	7637027
Sitework						
G2060	Site	Good	Retaining Wall, Brick/Stone	420 SF	30	7637008
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	7,280 SF	10	7637042
G4050	Site	Fair	Walkway Lighting, Bollard Style, Precast Concrete	3	10	7637048

Appendix E: Replacement Reserves



BUREAU
VERITAS

Replacement Reserves Report

8/14/2024

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
Lifeguard Headquarters / Lifeguard Headquarters	\$43,344	\$0	\$0	\$0	\$0	\$572,711	\$0	\$0	\$407,104	\$0	\$2,058,828	\$0	\$0	\$0	\$0	\$1,877,358	\$0	\$0	\$352,278	\$0	\$3,271,879	\$8,583,503
Lifeguard Headquarters / Site	\$0	\$0	\$0	\$0	\$0	\$28,450	\$0	\$0	\$0	\$0	\$104,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440,843	\$1,573,421
Grand Total	\$43,344	\$0	\$0	\$0	\$0	\$601,161	\$0	\$0	\$407,104	\$0	\$2,162,957	\$0	\$0	\$0	\$0	\$1,877,358	\$0	\$0	\$352,278	\$0	\$4,712,722	\$10,156,924

Lifeguard Headquarters / Lifeguard Headquarters

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
B2010	7884969	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2000	SF	\$3.00	\$18.58	\$37,152																						\$37,152	\$74,304	
B2020	7637018	Glazing, any type by SF, Replace	30	10	20	750	SF	\$55.00	\$340.56	\$255,420																						\$255,420	\$255,420	
B2050	7637050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	1	EA	\$1,300.00	\$8,049.60	\$8,050																						\$8,050	\$8,050	
B3010	7637041	Roofing, Green w/ Hot-Applied Rubberized Asphalt, Replace	20	10	10	2775	SF	\$15.00	\$92.88	\$257,742															\$257,742								\$257,742	\$257,742
B3060	7637004	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	8	EA	\$1,300.00	\$8,049.60	\$64,397																						\$64,397	\$64,397	
C1070	7637057	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	5500	SF	\$3.50	\$21.67	\$119,196																						\$119,196	\$119,196	
C1090	7637051	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	10	10	50	LF	\$500.00	\$3,096.00	\$154,800																\$154,800							\$154,800	\$154,800
C1090	7637063	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	10	10	10	LF	\$500.00	\$3,096.00	\$30,960																\$30,960							\$30,960	\$30,960
C2010	7637060	Wall Finishes, any surface, Prep & Paint	10	5	5	9000	SF	\$1.50	\$9.29	\$83,592																						\$83,592	\$167,184	
C2030	7637002	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	5000	SF	\$1.50	\$9.29	\$46,440																						\$46,440	\$92,880	
C2030	7637066	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	500	SF	\$9.00	\$55.73	\$27,864																						\$27,864	\$55,728	
C2050	7884970	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	200	SF	\$2.00	\$12.38	\$2,477																						\$2,477	\$4,954	
D1010	7885036	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$55,728.00	\$55,728																						\$55,728	\$111,456	
D1010	7637043	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,000.00	\$30,960.00	\$30,960																						\$30,960	\$30,960	
D1010	7885035	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	10	20	1	EA	\$55,000.00	\$340,560.00	\$340,560																						\$340,560	\$340,560	
D2010	7885531	Water Heater, Gas, High-Efficiency Condensing Style, 53 to 70 GAL, Replace	15	10	5	1	EA	\$14,000.00	\$86,688.00	\$86,688																						\$86,688	\$173,376	
D2010	7637052	Backflow Preventer, Domestic Water, 4 IN, Replace	30	10	20	1	EA	\$6,600.00	\$40,867.20	\$40,867																							\$40,867	\$40,867
D2010	7637021	Shower, Ceramic Tile, Replace	30	10	20	3	EA	\$2,500.00	\$15,480.00	\$46,440																							\$46,440	\$46,440
D2010	7637034	Toilet, Commercial Water Closet, Replace	30	10	20	3	EA	\$1,300.00	\$8,049.60	\$24,149																							\$24,149	\$24,149
D2010	7637055	Sink/Lavatory, Wall-Hung, Replace	30	10	20	1	EA	\$1,700.00	\$10,526.40	\$10,526																							\$10,526	\$10,526
D2010	7637028	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	10	20	2	EA	\$1,100.00	\$6,811.20	\$13,622																							\$13,622	\$13,622
D2010	7637020	Sink/Lavatory, Wall-Hung, Replace	30	10	20	3	EA	\$1,700.00	\$10,526.40	\$31,579																							\$31,579	\$31,579
D2010	7637049	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	10	20	1	EA	\$1,200.00	\$7,430.40	\$7,430																							\$7,430	\$7,430
D2020	7637010	Pump, Sewage Ejector, Duplex, 1 HP, Replace	25	7	18	3	EA	\$7,880.00	\$48,792.96	\$146,379																						\$146,379	\$146,379	
D3030	7637000	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	10	5	1	EA	\$7,100.00	\$43,963.20	\$43,963																							\$43,963	\$87,926
D3030	7637023	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	10	5	1	EA	\$5,200.00	\$32,198.40	\$32,198																							\$32,198	\$64,397
D3030	7637038	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	7	8	1	EA	\$3,500.00	\$21,672.00	\$21,672																							\$21,672	\$21,672
D3030	7636999	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	7	8	1	EA	\$4,800.00	\$29,721.60	\$29,722																							\$29,722	\$29,722
D3050	7637065	Variable Air Volume Unit, VAV Box, 401 to 800 CFM, Replace	25	10	15	16	EA	\$5,500.00	\$34,056.00	\$544,896																							\$544,896	\$544,896
D4010	7637054	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	6000	SF	\$1.07	\$6.63	\$39,753																							\$39,753	\$39,753
D5010	7637019	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	32	EA	\$1,800.00	\$11,145.60	\$356,659																							\$356,659	\$356,659
D5020	7637064	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	10	20	1	EA	\$10,000.00	\$61,920.00	\$61,920																							\$61,920	\$61,920
D5020	7637059	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	10	20	1	EA	\$6,700.00	\$41,486.40	\$41,486																							\$41,486	\$41,486
D5020	7891083	Distribution Panel, 120/208 V, 400 AMP, Replace	30	10	20	1	EA	\$6,000.00	\$37,152.00	\$37,152																							\$37,152	\$37,152
D5040	7637056	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6000	SF	\$4.50	\$27.86	\$167,184																							\$167,184	\$167,184
D7030	7636997	Security/Surveillance System, Full System Installation, Average Density, Install	15	7	8	6000	SF	\$3.00	\$18.58	\$111,456																							\$111,456	\$111,456
D7050	7637040	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$92,880.00	\$92,880																							\$92,880	\$92,880
D7050	7637037	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	6000	SF	\$3.00	\$18.58	\$111,456																							\$111,456	\$111,456
E1060	7637016	Residential Appliances, Garbage Disposal, Replace	10	5	5	1	EA	\$270.00	\$1,671.84	\$1,672																							\$1,672	\$3,344
E2010	7637006	Casework, Countertop, Plastic Laminate, Replace	15	7	8	8	LF	\$50.00	\$309.60	\$2,477																							\$2,477	\$2,477
E2010	7637022	Casework, Countertop, Plastic Laminate, Replace	15	7	8	56	LF	\$50.00	\$309.60	\$17,338																							\$17,338	\$17,338

Replacement Reserves Report



8/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E2010	7885530	Casework, Cabinetry, Standard, Replace	20	10	10	42	LF	\$300.00	\$1,857.60	\$78,019											\$78,019											\$78,019
E2010	7636996	Casework, Cabinetry, Standard, Replace	20	10	10	10	LF	\$300.00	\$1,857.60	\$18,576											\$18,576											\$18,576
E2010	7637044	Casework, Cabinetry, Standard, Replace	20	10	10	18	LF	\$300.00	\$1,857.60	\$33,437											\$33,437											\$33,437
E2010	7637024	Casework, Cabinetry, Standard, Replace	20	10	10	8	LF	\$300.00	\$1,857.60	\$14,861											\$14,861											\$14,861
G2060	7637030	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
G2080	7885555	Irrigation System, Control Panel, Replace	15	10	5	1	EA	\$5,000.00	\$30,960.00	\$30,960						\$30,960															\$30,960	\$61,920
P2030	7637011	Engineering Study, Civil, General Design, Replace	0	1	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																					\$43,344
Totals, Unescalated											\$43,344	\$0	\$0	\$0	\$0	\$448,734	\$0	\$0	\$275,544	\$0	\$1,263,942	\$0	\$0	\$0	\$0	\$903,041	\$0	\$0	\$146,379	\$0	\$1,233,137	\$4,314,121
Totals, Escalated (5.0% inflation, compounded annually)											\$43,344	\$0	\$0	\$0	\$0	\$572,711	\$0	\$0	\$407,104	\$0	\$2,058,828	\$0	\$0	\$0	\$0	\$1,877,358	\$0	\$0	\$352,278	\$0	\$3,271,879	\$8,583,503

Lifeguard Headquarters / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate							
D2010	7637036	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	10	5	1	EA	\$3,600.00	\$22,291.20	\$22,291						\$22,291																\$22,291	\$44,582						
D2010	7636994	Shower, Valves & Heads, Single Showerhead, Replace	30	10	20	2	EA	\$800.00	\$4,953.60	\$9,907																						\$9,907	\$9,907						
G2030	7637027	Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	2500	SF	\$33.00	\$204.34	\$510,840																						\$510,840	\$510,840						
G2080	7637042	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	10	10	7280	SF	\$0.80	\$4.95	\$36,062											\$36,062											\$36,062							
G4050	7637048	Walkway Lighting, Bollard Style, Precast Concrete, Replace	20	10	10	3	EA	\$1,500.00	\$9,288.00	\$27,864											\$27,864											\$27,864							
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$22,291	\$0	\$0	\$0	\$0	\$63,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543,038	\$629,256		
Totals, Escalated (5.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$28,450	\$0	\$0	\$0	\$0	\$104,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440,843	\$1,573,421

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	7637043	D1010	Elevator Controls	Automatic, 1 Car		Lifeguard Headquarters / Lifeguard Headquarters	Elevator	ThyssenKrupp	EP07025	EBM129,	2014		1
2	7885035	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2000 LB	Lifeguard Headquarters / Lifeguard Headquarters	Elevator	ThyssenKrupp	No dataplate	No dataplate	2014		1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7885531	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 53 to 70 GAL		Lifeguard Headquarters / Lifeguard Headquarters	Office	Inaccessible	Inaccessible	Inaccessible	2014		1
2	7637052	D2010	Backflow Preventer	Domestic Water, 4 IN	4 IN	Lifeguard Headquarters / Lifeguard Headquarters	Building exterior	No dataplate	No dataplate	No dataplate	2014		1
3	7637010	D2020	Pump	Sewage Ejector, Duplex, 1 HP	1 HP	Lifeguard Headquarters / Lifeguard Headquarters	Mechanical room	No dataplate	No dataplate	No dataplate	2014		3
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637023	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lifeguard Headquarters / Lifeguard Headquarters	Exterior mechanical area	Carrier	38QR048300	2313X--035	2014		1
2	7637000	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Lifeguard Headquarters / Lifeguard Headquarters	Exterior mechanical area	Carrier	38QRR060300	5013X91925	2014		1
3	7637038	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	.75 TON	Lifeguard Headquarters / Lifeguard Headquarters	Exterior mechanical area	Carrier	38GVQ009-1	1913 V0C 235	2014		1
4	7636999	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	1.5 TON	Lifeguard Headquarters / Lifeguard Headquarters	Exterior mechanical area	Mitsubishi	NAXSST18A112AA	0000174T20U8D4	2014		1
5	7637065	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	500 CFM	Lifeguard Headquarters / Lifeguard Headquarters	Throughout building	Greenheck	Illegible	Illegible	2014		16
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637059	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 KVA	Lifeguard Headquarters / Lifeguard Headquarters	Electrical room	MGM Transformer Company	HT30A3B2SH	30YS-1305-1-18	2014		1
2	7637064	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Lifeguard Headquarters / Lifeguard Headquarters	Electrical room	MGM Transformer Company	HT75A3B2SH	75YS-1306-1-48	2014		1
3	7637001	D5020	Switchboard	277/480 V, 400 AMP	400 AMP	Lifeguard Headquarters / Lifeguard Headquarters	Electrical room	Siemens	SB1 REV. A	3004447953-020020-02	2013		1
4	7891083	D5020	Distribution Panel	120/208 V, 400 AMP		Lifeguard Headquarters / Lifeguard Headquarters	Electrical room	Square D	No dataplate	No dataplate	2014		1
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637040	D7050	Fire Alarm Panel	Fully Addressable		Lifeguard Headquarters / Lifeguard Headquarters	Electrical room	Honeywell	NFW2-100	No dataplate	2014		1