

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **Griffin Structures - City of Laguna Beach FCA**

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



Orange County Public Library - Laguna Beach

Branch

280 Park Avenue

Laguna Beach, CA 92651

### **PREPARED BY:**

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### **BV PROJECT #:**

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### **DATE OF REPORT:**

*July 23, 2024*

### **ON SITE DATE:**

*May 28, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Number of Buildings</b>	1
<b>Main Address</b>	280 Park Avenue, Laguna Beach, CA 92651
<b>Site Developed</b>	1971 Renovated 1994
<b>Outside Occupants / Leased Spaces</b>	Orange County Public Libraries (OCPL) occupies the facility and operates the library.
<b>Date(s) of Visit</b>	May 28, 2024
<b>Management Point of Contact</b>	Dustin Alamo Dustin Alamo, Vice President 949-280-4441 <a href="mailto:dalamo@griffinstructures.com">dalamo@griffinstructures.com</a>
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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 Laguna Beach Library was constructed in 1971 and owned and operated by Orange County Public Libraries (OCPL) until 2020. The City of Laguna Beach purchased the property in 2020 and leased it back to OCPL for management of the library. Several small additions were constructed for the Children's Wing (1988) and the Friends of the Library (1998) since the original construction date. General renovations also occurred in 1994.

During off hours, the parking areas are used for public paid parking. After determination in 1998 that site parking was not ADA compliant, accessible parking signs and pavement markings were installed to meet compliance.

### Architectural

This building structure consists of precast concrete deck plates with concrete columns on the east side of the building, and the west side cantilevers down the hill with precast concrete support columns.

The exterior walls consist of wood siding which is in poor condition. Near the roof the wood siding is showing signs of moisture rot and failing finishes. At the base of the walls the wood siding is also showing signs of moisture rot. The exterior doors and windows are in fair condition, except for the door and door frame at the rear entrance which is significantly deteriorated.

The asphalt shingle and single ply roof coverings are in fair condition, with some cracks observed in the single ply roof that need to re-sealed or repaired.

The interior construction and interior finishes assets are generally in fair condition, except for the carpet which is deteriorated with signs of age and wear.

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

The basis for this discussion is the assessment of areas on the building which were available for assessment activities.

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

A rooftop air handling unit provides heating and cooling for the facility, but it is in poor condition with significant corrosion on the unit and associated components.

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

Fire suppression is provided by fire extinguishers.

The fire alarm panel and fire alarm system appeared to be dated and should be renewed soon.

## Site

Adjacent to the library is the 1800 square foot Laguna Beach Library Butterfly and Fairy Garden. This area was established around ten years ago with plantings for the endangered monarch butterfly. Additional plantings were added over time to support the number of butterflies that came to the site. Small mailboxes were later installed so children could leave letters for the fairies that inhabit the space. This area has many visitors and is well maintained by local volunteers.

The site slopes severely towards the west and the ocean. The parking areas are limited in size and is used after-hours as public pay parking. The building is surrounded by public walkways and a concrete stairway which allows access down the hill along a CMU retaining wall that is covered in decorative vines.

The site assets are mostly in fair condition, with the pavement markings and seal coats recently renewed.

## 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. In this report, each building is considered as a separate 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 each facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Library Building</b>	\$1,500	10,290	\$15,435,000	7.5%	7.5%	17.4%	30.1%

## Immediate Needs

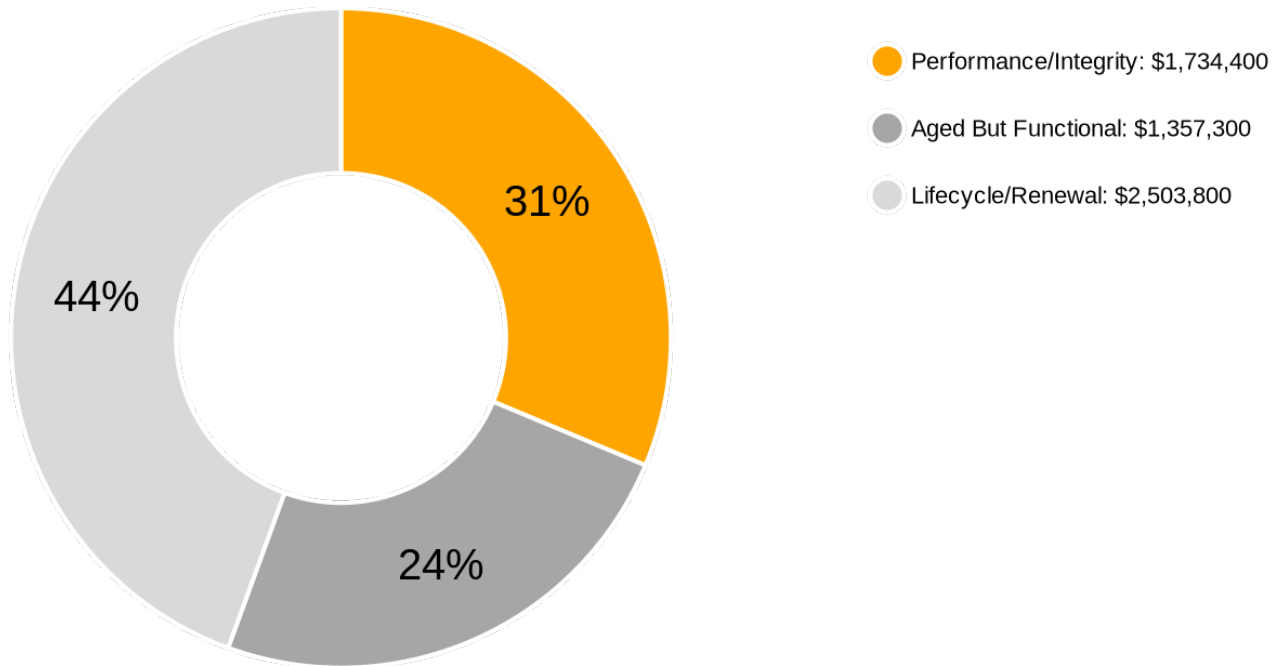
Facility/Building	Total Items	Total Cost
Orange County Public Library - Laguna Beach Branch / Library Building	7	\$1,150,700
<b>TOTAL</b>	<b>7</b>	<b>\$1,150,700</b>

## 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	
<b>Safety</b>	■ 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>	■ 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>	■ Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ 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>	■ 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>	■ Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

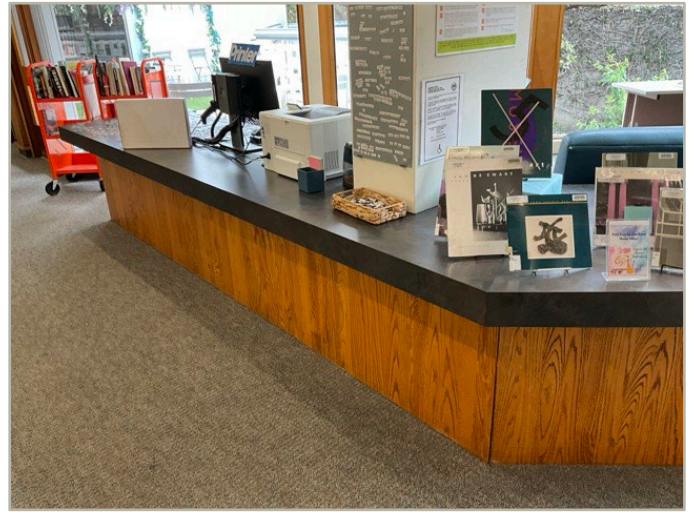
## Plan Type Distribution (by Cost)



10-Year Total: \$5,595,400



## 2. Library Building



### Library Building: Building Systems Summary

<b>Address</b>	280 Park Avenue, Laguna Beach, CA 92651
<b>Constructed/Renovated</b>	1971 Renovated 1994
<b>Building Area</b>	10,290 SF
<b>Number of Stories</b>	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams & columns with precast deck planks and concrete pad column footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum and Wood	Poor
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board with ceramic tile Floors: Carpet and ceramic tile Ceilings: Painted gypsum board and wood paneling	Fair
<b>Elevators</b>	None	-

<b>Library Building: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Not observed (see below) Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Air handlers, and cooling tower feeding VAV Non-Central System: Not observed (see below)	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Not observed (see below) Interior Lighting: linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<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>	None	
<b>Areas Observed</b>	A representative sample 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.	
<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>Offices - Three offices were not available for assessment.</p> <p>Basement - The basement mechanical and electrical rooms were not accessible for assessment.</p>	



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

<b>Library Building: 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>	\$505,265	\$0	\$334,282	\$4,538	\$0	\$844,085
<b>Roofing</b>	\$0	\$0	\$617,358	\$0	\$0	\$617,358
<b>Interiors</b>	\$358,400	\$0	\$367,385	\$722,979	\$2,043,032	\$3,491,796
<b>Plumbing</b>	\$0	\$0	\$55,119	\$440,473	\$0	\$495,592
<b>HVAC</b>	\$172,756	\$0	\$0	\$0	\$458,373	\$631,129
<b>Electrical</b>	\$0	\$0	\$10,752	\$644,725	\$0	\$655,477
<b>Fire Alarm &amp; Electronic Systems</b>	\$114,149	\$0	\$0	\$141,204	\$292,201	\$547,554
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$150,545	\$0	\$9,857	\$160,402
<b>TOTALS</b>	<b>\$1,150,600</b>	<b>\$0</b>	<b>\$1,535,500</b>	<b>\$1,954,000</b>	<b>\$2,803,500</b>	<b>\$7,443,600</b>

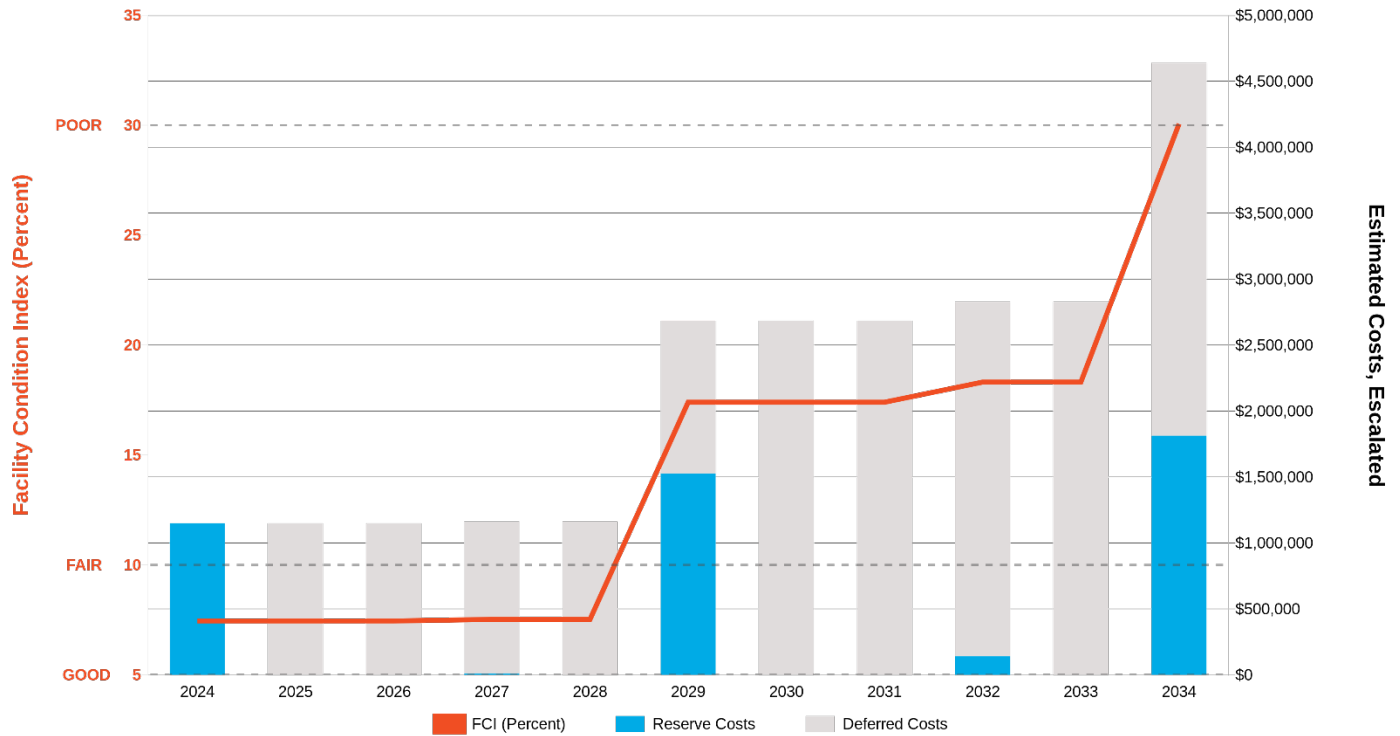
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$15,435,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$421,811.00



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Orange County Public Library - Laguna Beach Branch / Library Building	B2051	Exterior Door, Wood, Solid-Core, Replace	Failed	Performance/Integrity	\$3,300
Orange County Public Library - Laguna Beach Branch / Library Building	B2011	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$477,900
Orange County Public Library - Laguna Beach Branch / Library Building	D3055	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	Poor	Performance/Integrity	\$172,800
Orange County Public Library - Laguna Beach Branch / Library Building	C2037	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$358,400
Orange County Public Library - Laguna Beach Branch / Library Building	B2011	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$24,100
Orange County Public Library - Laguna Beach Branch / Library Building	D7051	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	\$18,600
Orange County Public Library - Laguna Beach Branch / Library Building	D7051	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	Poor	Performance/Integrity	\$95,600
<b>TOTAL (7 items)</b>					<b>\$1,150,600</b>



## Key Findings



### Exterior Walls in Poor condition.

Wood Siding  
 Library Building  
 Building Exterior Upper Wall

Uniformat Code: B2010  
 Recommendation: **Replace in 2024**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$24,100

The wood siding is showing signs of moisture rot and failing finishes. - AssetCALC ID: 7640954



### Exterior Walls in Poor condition.

Wood Siding  
 Library Building  
 Building Exterior Lower Wall

Uniformat Code: B2010  
 Recommendation: **Replace in 2024**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$477,900

The wood siding is showing signs of moisture rot at the ground level of the walls. - AssetCALC ID: 7640969



### Exterior Door in Failed condition.

Wood, Solid-Core  
 Library Building  
 Rear Entrance to Office Space

Uniformat Code: B2050  
 Recommendation: **Replace in 2024**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$3,300

The door and door frame are significantly deteriorated and should be replaced soon. - AssetCALC ID: 7640966



**Fire Alarm System in Poor condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$95,600

Full System Upgrade, Simple Addressable  
Library Building  
Throughout building

Uniformat Code: D7050  
Recommendation: **Upgrade/Install in 2024**

The installation date of this system is assumed and has likely exceeded its expected useful life. - AssetCALC ID: 7640988



**Fire Alarm Panel in Poor condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,600

Multiplex  
Library Building  
Office

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

The installation date of this panel is assumed, and the panel has likely exceeded its expected useful life. - AssetCALC ID: 7640960



**Flooring in Poor condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$358,400

Carpet, Commercial Standard  
Library Building  
Throughout building

Uniformat Code: C2030  
Recommendation: **Replace in 2024**

The carpet flooring is deteriorated with observed signs of age and wear. - AssetCALC ID: 7640955



**Air Handler in Poor condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$172,800

Exterior AHU, 4001 to 6000 CFM  
Library Building  
Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2024**

Little information is available for this unit. Capacity is assumed. Although functional, the unit is showing signs of wear with significant levels of corrosion on the unit and ductwork. - AssetCALC ID: 7640972

Library Building: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – EXTERIOR WALLS



6 – EXTERIOR WALLS



7 – EXTERIOR DOORS



8 – ROOF



9 – ROOF



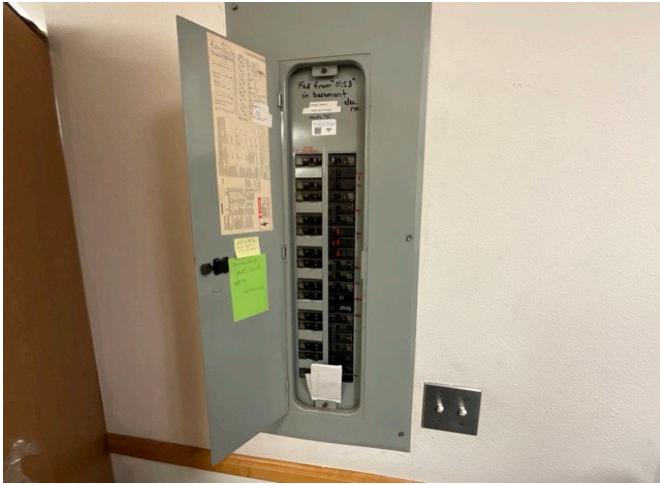
10 – FLOOR FINISH



11 – AIR HANDLER



12 – FIRE ALARM / SECURITY



13 – ELECTRICAL



14 – SIGNAGE

### 3. Site



Site: Site Information		
<b>Site Area</b>	0.58 acres	
<b>Parking Spaces</b>	7 total spaces all in open lots; 1 of which is accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and paving stones and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Severe site slopes along west boundary	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, HPS, metal halide Building-mounted: fluorescent	Fair
<b>Ancillary Structures</b>	None	-

Site: Site Information	
<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.

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	\$101,655	\$101,655
Sitework	\$0	\$0	\$79,272	\$876,216	\$125,578	\$1,081,066
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$79,300</b>	<b>\$876,300</b>	<b>\$227,300</b>	<b>\$1,182,900</b>

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Site: Photographic Overview



1 – BRICK SIDEWALK



2 – PARKING LOTS OVERVIEW



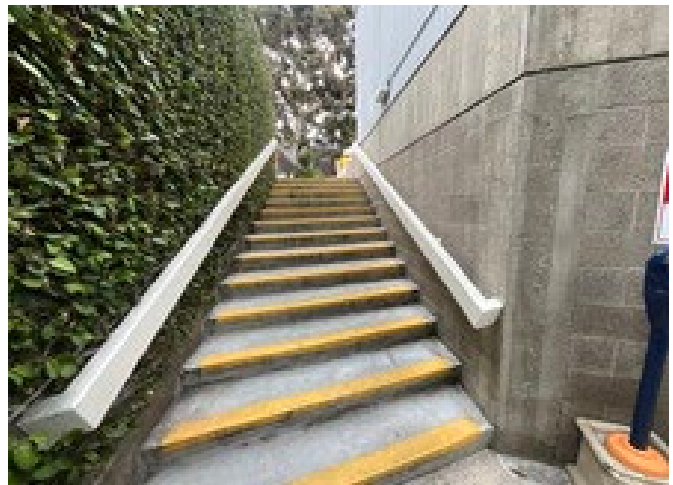
3 – BUILDING SIGNAGE



4 – BUILDING SIGNAGE



5 – LANDSCAPING



6 – STAIRS

## 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>
Library Building	1971 / 1994	No	No
Site	1971 / 1994	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

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Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

## 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 Orange County Public Library - Laguna Beach Branch, 280 Park Avenue, 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:** Chris Loving  
Project Assessor

**Reviewed by:**



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Program Manager  
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## 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



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	164043.24R000-012.354	OCPL - Laguna Beach Branch	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 28, 2024	

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

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** OCPL - Laguna Beach Branch

**Name of person completing form:** Branch Manager

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

**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 1971	Renovated 1994	Branch manager was able to give me access to the roof, but was unwilling/unable to give me any other information on the maintenance of the building.
2	Building size in SF	10,290 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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				Rear entrance to office space door is rotting
18	ADA: Has an accessibility study been previously performed? If so, when?					
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?		X			Orange County Public Libraries (OCPL) leases the space and operates the library

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:** OCPL - Laguna Beach Branch

**BV Project Number:** 164043.24R000-012.354

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	

OCPL - Laguna Beach Branch: 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>	NA			
<b>Elevators</b>	NA			
<b>Public Restrooms</b>			No thermal protection on plumbing	
<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*

# OCPL - Laguna Beach Branch: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



AUTOMATIC DOOR OPENER

**OCPL - Laguna Beach Branch: Photographic Overview**



**TOILET STALL OVERVIEW**



**SINK, FAUCET HANDLES AND ACCESSORIES**

## **Appendix D:** Component Condition Report

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**Component Condition Report | Orange County Public Library - Laguna Beach Branch / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stairs, Concrete, Exterior	150 SF	20	7640981
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,000 SF	3	7847759
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,600 SF	7	7640957
<b>Sitework</b>						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	42	5	7640968
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	7640949
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	10	7640958

**Component Condition Report | Orange County Public Library - Laguna Beach Branch / Library Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior Lower Wall	Poor	Exterior Walls, Wood Siding	10,290 SF	0	7640969
B2010	Building Exterior Upper Wall	Poor	Exterior Walls, Wood Siding	520 SF	0	7640954
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	5	7640977
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	10	5	7640961
B2050	Rear Entrance to Office Space	Failed	Exterior Door, Wood, Solid-Core	1	0	7640966
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	7640990
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	5	7640986
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,600 SF	5	7640952
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,600 SF	5	7640987
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	520 LF	5	7640989
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	10	7640971
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	5	7640951
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,290 SF	5	7640975
C2010	Building Exterior	Fair	Wall Finishes, Ceramic Tile	200 SF	10	7640963
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	10,290 SF	0	7640955
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	10	7640964
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,000 SF	5	7847736
C2050	Foyer	Fair	Ceiling Finishes, Wood Paneling	2,000 SF	5	7640956

**Component Condition Report | Orange County Public Library - Laguna Beach Branch / Library Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	8,000 SF	20	7640976
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	5	7640973
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	7640984
D2010	Restrooms	Fair	Urinal, Standard	1	5	7640962
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	10	7640985
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,290 SF	10	7640979
D2030	Roof	Fair	Supplemental Components, Drains, Roof	7	10	7640953
<b>HVAC</b>						
D3050	Roof	Poor	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	0	7640972
<b>Electrical</b>						
D5020	Building Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7847738
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,290 SF	10	7640959
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	22	10	7640974
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,290 SF	10	7640980
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,290 SF	8	7640965
D7050	Office	Poor	Fire Alarm Panel, Multiplex	1	0	7640960
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	10,290 SF	0	7640988
<b>Equipment &amp; Furnishings</b>						
E2010	Office	Fair	Casework, Cabinetry, Standard	32 LF	5	7640967
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	16 LF	5	7640970
E2010	Front Desk	Fair	Casework, Cabinetry, High-End or Laboratory	30 LF	5	7640978

## Appendix E: Replacement Reserves

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STATE OF FLORIDA  
BUREAU OF VERITAS

Replacement Reserves Report

7/23/2024

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
Orange County Public Library - Laguna Beach Branch / Library Building	\$1,150,574	\$0	\$0	\$10,752	\$0	\$1,524,704	\$0	\$0	\$141,206	\$0	\$1,812,732	\$0	\$0	\$0	\$0	\$342,109	\$0	\$0	\$0	\$0	\$2,461,364	\$7,443,441
Orange County Public Library - Laguna Beach Branch / Site	\$0	\$0	\$0	\$41,933	\$0	\$37,340	\$0	\$560,666	\$43,226	\$0	\$272,325	\$0	\$0	\$55,169	\$0	\$0	\$0	\$0	\$70,411	\$0	\$101,656	\$1,182,727
<b>Grand Total</b>	<b>\$1,150,574</b>	<b>\$0</b>	<b>\$0</b>	<b>\$52,685</b>	<b>\$0</b>	<b>\$1,562,045</b>	<b>\$0</b>	<b>\$560,666</b>	<b>\$184,432</b>	<b>\$0</b>	<b>\$2,085,057</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,169</b>	<b>\$0</b>	<b>\$342,109</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,411</b>	<b>\$0</b>	<b>\$2,563,020</b>	<b>\$8,626,168</b>

Orange County Public Library - Laguna Beach Branch / Library Building

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	7640954	Exterior Walls, Wood Siding, Replace	30	30	0	520	SF	\$10.00	\$46.44	\$24,149	\$24,149																				\$24,149	
B2010	7640969	Exterior Walls, Wood Siding, Replace	30	30	0	10290	SF	\$10.00	\$46.44	\$477,868	\$477,868																					\$477,868
B2020	7640961	Window, Wood Historical, 16-25 SF, Restore	30	25	5	10	EA	\$3,600.00	\$16,718.40	\$167,184						\$167,184																\$167,184
B2020	7640977	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	16	EA	\$950.00	\$4,411.80	\$70,589						\$70,589																\$70,589
B2050	7640966	Exterior Door, Wood, Solid-Core, Replace	25	25	0	1	EA	\$700.00	\$3,250.80	\$3,251	\$3,251																					\$3,251
B2050	7640986	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	4	EA	\$1,300.00	\$6,037.20	\$24,149						\$24,149																\$24,149
B2050	7640990	Exterior Door, Steel, Standard, Replace	40	30	10	1	EA	\$600.00	\$2,786.40	\$2,786											\$2,786											\$2,786
B3010	7640952	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	5600	SF	\$3.80	\$17.65	\$98,824						\$98,824																\$98,824
B3010	7640987	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	4600	SF	\$17.00	\$78.95	\$363,161						\$363,161																\$363,161
B3020	7640989	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	520	LF	\$9.00	\$41.80	\$21,734						\$21,734																\$21,734
C1030	7640971	Interior Door, Wood, Solid-Core, Replace	40	30	10	16	EA	\$700.00	\$3,250.80	\$52,013											\$52,013											\$52,013
C1090	7640951	Toilet Partitions, Metal, Replace	20	15	5	3	EA	\$850.00	\$3,947.40	\$11,842						\$11,842																\$11,842
C2010	7640963	Wall Finishes, Ceramic Tile, Replace	40	30	10	200	SF	\$18.00	\$83.59	\$16,718											\$16,718											\$16,718
C2010	7640975	Wall Finishes, any surface, Prep & Paint	10	5	5	10290	SF	\$1.50	\$6.97	\$71,680						\$71,680										\$71,680						\$143,360
C2030	7640964	Flooring, Ceramic Tile, Replace	40	30	10	200	SF	\$18.00	\$83.59	\$16,718											\$16,718											\$16,718
C2030	7640955	Flooring, Carpet, Commercial Standard, Replace	10	10	0	10290	SF	\$7.50	\$34.83	\$358,401	\$358,401										\$358,401								\$358,401		\$1,075,202	
C2050	7640976	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	30	20	8000	SF	\$8.00	\$37.15	\$297,216																			\$297,216		\$297,216	
C2050	7640956	Ceiling Finishes, Wood Paneling, Replace	30	25	5	2000	SF	\$14.00	\$65.02	\$130,032						\$130,032																\$130,032
C2050	7847736	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8000	SF	\$2.00	\$9.29	\$74,304						\$74,304										\$74,304						\$148,608
D2010	7640979	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	10290	SF	\$5.00	\$23.22	\$238,934											\$238,934											\$238,934
D2010	7640973	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	\$1,300.00	\$6,037.20	\$24,149						\$24,149																\$24,149
D2010	7640984	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	\$1,500.00	\$6,966.00	\$13,932						\$13,932																\$13,932
D2010	7640962	Urinal, Standard, Replace	30	25	5	1	EA	\$1,100.00	\$5,108.40	\$5,108						\$5,108																\$5,108
D2010	7640985	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,200.00	\$5,572.80	\$5,573											\$5,573											\$5,573
D2030	7640953	Supplemental Components, Drains, Roof, Replace	40	30	10	7	EA	\$797.00	\$3,701.27	\$25,909											\$25,909											\$25,909
D3050	7640972	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	30	0	1	EA	\$37,200.00	\$172,756.80	\$172,757	\$172,757																		\$172,757		\$345,514	
D5020	7847738	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$9,288.00	\$9,288				\$9,288																		\$9,288
D5030	7640959	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	10290	SF	\$2.50	\$11.61	\$119,467											\$119,467											\$119,467
D5040	7640980	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	10290	SF	\$4.50	\$20.90	\$215,040											\$215,040											\$215,040
D5040	7640974	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	22	EA	\$600.00	\$2,786.40	\$61,301											\$61,301											\$61,301
D7030	7640965	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	10290	SF	\$2.00	\$9.29	\$95,574											\$95,574											\$95,574
D7050	7640988	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	30	0	10290	SF	\$2.00	\$9.29	\$95,574	\$95,574																		\$95,574		\$191,147	
D7050	7640960	Fire Alarm Panel, Multiplex, Replace	15	30	0	1	EA	\$4,000.00	\$18,576.00	\$18,576	\$18,576															\$18,576						\$37,152
E2010	7640970	Casework, Countertop, Plastic Laminate, Replace	15	10	5	16	LF	\$50.00	\$232.20	\$3,715						\$3,715													\$3,715		\$7,430	
E2010	7640967	Casework, Cabinetry, Standard, Replace	20	15	5	32	LF	\$300.00	\$1,393.20	\$44,582						\$44,582																\$44,582
E2010	7640978	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	30	LF	\$500.00	\$2,322.00	\$69,660						\$69,660																\$69,660
<b>Totals, Unescalated</b>											<b>\$1,150,574</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,288</b>	<b>\$0</b>	<b>\$1,194,646</b>	<b>\$0</b>	<b>\$0</b>	<b>\$95,574</b>	<b>\$0</b>	<b>\$1,112,860</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,560</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$927,662</b>	<b>\$4,655,164</b>
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											<b>\$1,150,574</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,752</b>	<b>\$0</b>	<b>\$1,524,704</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141,206</b>	<b>\$0</b>	<b>\$1,812,732</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$342,109</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,461,364</b>	<b>\$7,443,441</b>

Replacement Reserves Report



7/23/2024

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	
B1080	7640981	Stairs, Concrete, Exterior, Replace	50	30	20	150	SF	\$55.00	\$255.42	\$38,313																					\$38,313	\$38,313	
G2020	7847759	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	14000	SF	\$0.45	\$2.09	\$29,257			\$29,257					\$29,257						\$29,257				\$29,257				\$29,257	\$117,029
G2030	7640957	Sidewalk, Brick/Masonry Pavers, Replace	30	23	7	2600	SF	\$33.00	\$153.25	\$398,455							\$398,455																\$398,455
G2060	7640949	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$6,966.00	\$6,966			\$6,966																				\$6,966
G2060	7640968	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	42	EA	\$150.00	\$696.60	\$29,257					\$29,257																		\$29,257
G2060	7640958	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	30	10	600	SF	\$60.00	\$278.64	\$167,184											\$167,184												\$167,184
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$36,223	\$0	\$29,257	\$0	\$398,455	\$29,257	\$0	\$167,184	\$0	\$0	\$29,257	\$0	\$0	\$0	\$0	\$29,257	\$0	\$38,313		\$757,204
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$41,933	\$0	\$37,340	\$0	\$560,666	\$43,226	\$0	\$272,325	\$0	\$0	\$55,169	\$0	\$0	\$0	\$0	\$70,411	\$0	\$101,656		\$1,182,727

## Appendix F: Equipment Inventory List

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**D30 HVAC**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7640972	D3050	<b>Air Handler</b>	Exterior AHU, 4001 to 6000 CFM	5000 CFM estimated	Orange County Public Library - Laguna Beach Branch / Library Building	Roof	No dataplate	No dataplate	No dataplate	1994		1

**D50 Electrical**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7847738	D5020	<b>Distribution Panel</b>	120/208 V, 200 AMP	200 AMP Estimated	Orange County Public Library - Laguna Beach Branch / Library Building	Building Interior				1994		1

**D70 Electronic Safety & Security**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7640960	D7050	<b>Fire Alarm Panel</b>	Multiplex		Orange County Public Library - Laguna Beach Branch / Library Building	Office	Bosch	B926F	No dataplate	1994		1