FACILITY CONDITION ASSESSMENT

prepared for

Griffin Structures - City of Laguna Beach FCA
1 Technology, Building I, Suite 829
Irvine, CA 92618
Dustin Alamo

Public Works
479 Ocean Avenue
Laguna Beach, CA 92651

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BV PROJECT #:
164043.24R000-014.354

DATE OF REPORT:
August 13, 2024

ON SITE DATE:
May 26, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	City Government
Number of Buildings	1
Main Address	479 Ocean Avenue, Laguna Beach, CA 92651
Site Developed	1982 Renovated 2018
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 26, 2024
Management Point of Contact	Griffin Structures Dustin Alamo, Vice President 949-280-4441 dalamo@griffinstructures.com
On-site Point of Contact (POC)	Dustin Alamo
Assessment & Report Prepared By	Debra Whitham
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7294222 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building was originally constructed in 1986 and located on a corner lot with two sides of the building abutting existing buildings. The city reportedly purchased the building in 2016.

Architectural

The 3-story wood-framed consists of grade level parking with two stories of office space above. The building was completely renovated in 2018, including the exterior and interior finishes, as well as complete roof and window replacement. Only typical lifecycle interior finish and exterior finish replacements are budgeted and anticipated. Some stucco degradation at the access ramp and planters requires replacement or repairs.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were replaced in 2018. Some HVAC and plumbing components have required replacements since that time. The HVAC motherboards and the sanitary lines from the restrooms have been replaced. The MEPF infrastructure itself is generally in fair working condition with no major expenditures anticipated in the short term.

Site

The property is located in a downtown area with no associated sidewalks or landscape areas aside from ramps, stairs and planters that are built as a part of the building structure, including the vehicle parking contained in the ground level garage. The sidewalks are city owned and maintained per the assessor’s map.

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
Public Works	$1,400	3,230	$4,522,000	0.4%	0.4%	8.2%	27.9%

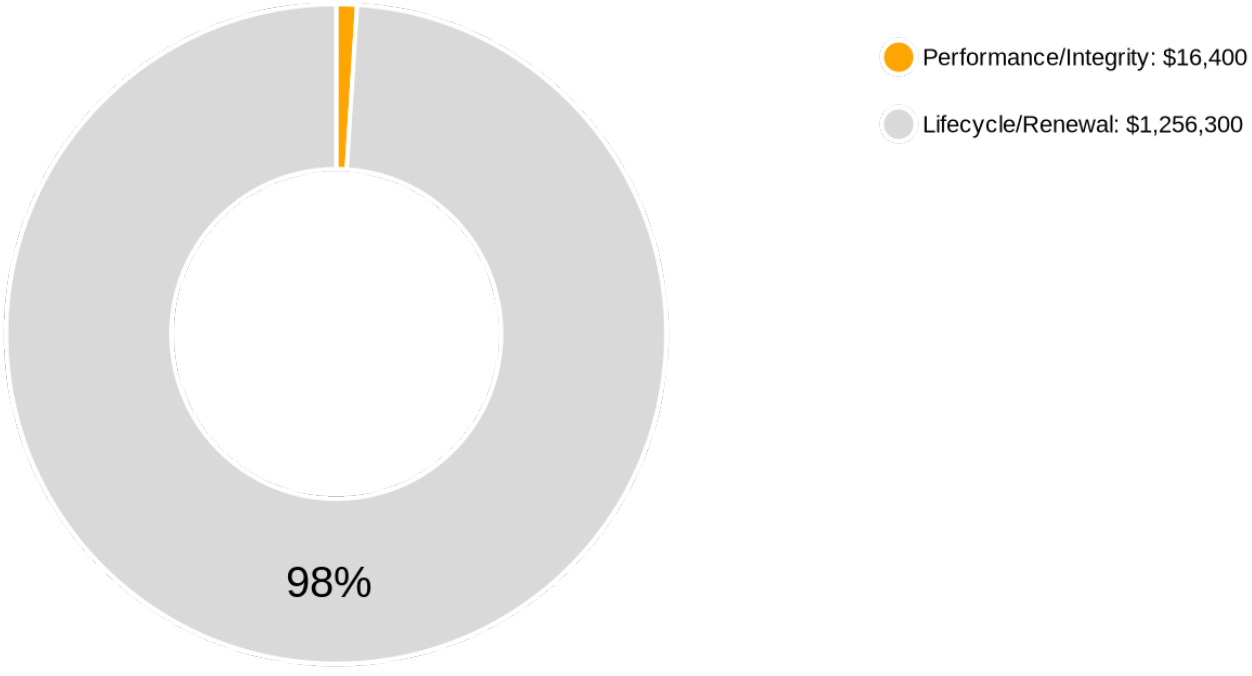
Immediate Needs

Facility/Building	Total Items	Total Cost
Public Works / Public Works	2	$16,500
TOTAL	**2**	**$16,500**

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: $1,272,700

2. Public Works

Public Works: Building Systems Summary		
Address	479 Ocean Avenue, Laguna Beach, CA 92651	
GPS Coordinates	33.5454904, -117.7817955	
Constructed/Renovated	1986 Renovated 2018	
Building Area	3,230 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over above grade parking garage foundation	Fair
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Stucco Windows: Vinyl	Good
Roof	Primary: Gable construction with clay/concrete tiles roofing Secondary: NA	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile, coated, Unfinished at garage Ceilings: Painted gypsum board, wood	Fair
Elevators	None	n/a

Public Works: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: VRV Ductless split-systems Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, 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	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

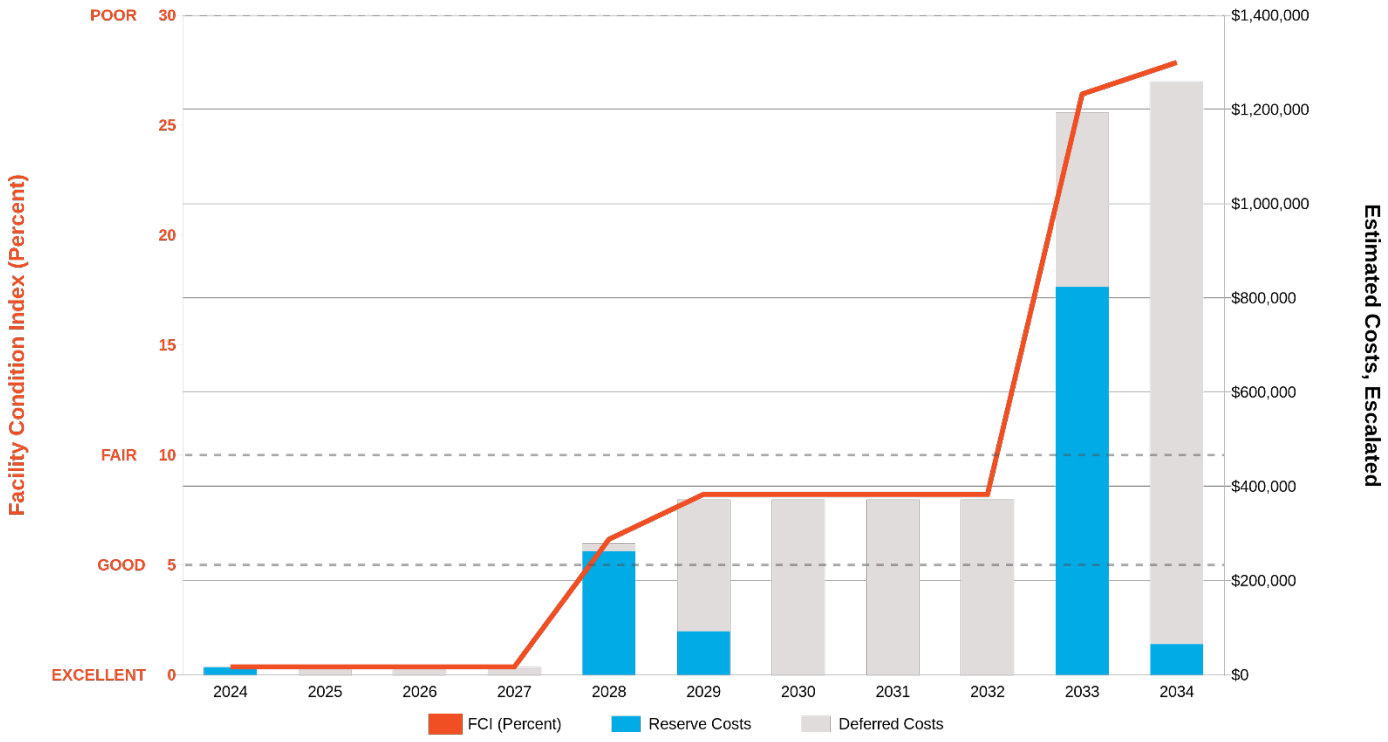
Public Works: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$12,384	$0	$71,124	$6,723	$241,029	$331,260
Roofing	$0	$0	$0	$0	$0	$0
Interiors	$0	$0	$283,855	$0	$462,371	$746,226
Plumbing	$4,024	$0	$0	$0	$8,365	$12,389
HVAC	$0	$0	$0	$816,494	$0	$816,494
Electrical	$0	$0	$0	$0	$178,193	$178,193
Fire Alarm & Electronic Systems	$0	$0	$0	$65,155	$0	$65,155
TOTALS	**$16,500**	**$0**	**$355,000**	**$888,400**	**$890,000**	**$2,149,900**

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: $4,522,000.00 **Inflation Rate: 5%** **Average Needs (per year - over next 10 years): $114,523.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Public Works / Public Works	B2011	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	$12,500
Public Works / Public Works	D2012	Water Heater, Electric, Residential, 6 GAL, Replace	Poor	Performance/Integrity	$4,000
TOTAL (2 items)					**$16,500**

Key Findings

Exterior Walls in Poor condition.

Stucco
Public Works
Building Exterior

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

Plan Type: Performance/Integrity

Cost Estimate: $12,500

Stucco finishes at exterior ramp and planters are damaged. - AssetCALC ID: 7668672

Water Heater in Poor condition.

Electric, Residential, 6 GAL
Public Works
Common Area Restroom, Above Ceiling

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

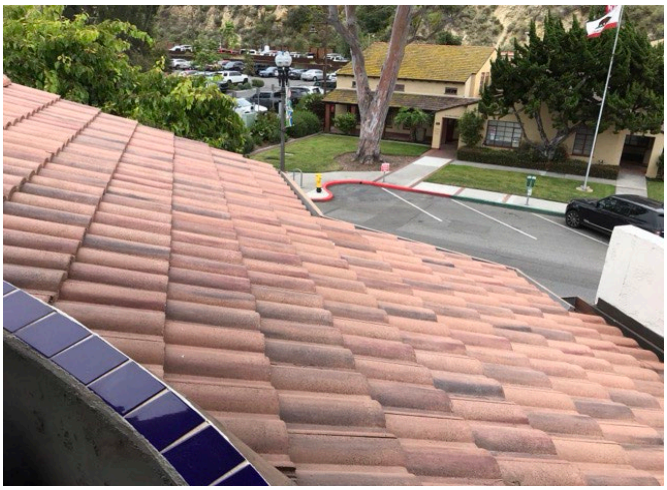
This water heater is operational but significantly beyond its expected useful life. - AssetCALC ID: 7668674

Public Works: Photographic Overview

1 – FRONT/LEFT ELEVATION

2 – END ELEVATION

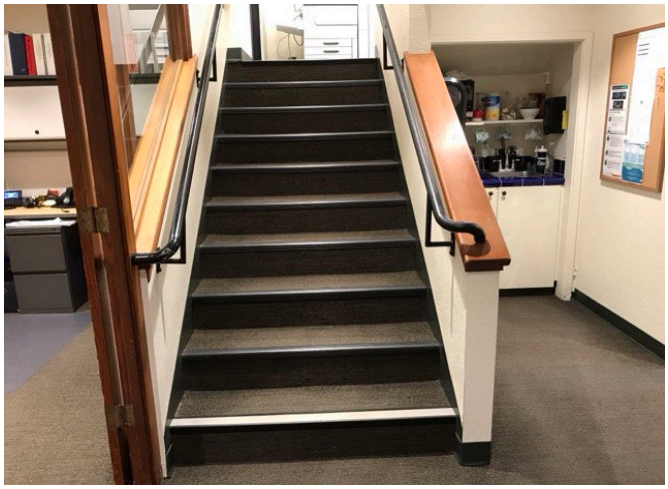
3 – EXTERIOR WALLS



4 – ROOFING

5 – EXTERIOR BALCONY

6 – STRUCTURE



7 – INTERIOR STAIRS

8 – EXTERIOR STAIRS

9 – PARKING GARAGE ENTRY

10 – EXTERIOR DOORS

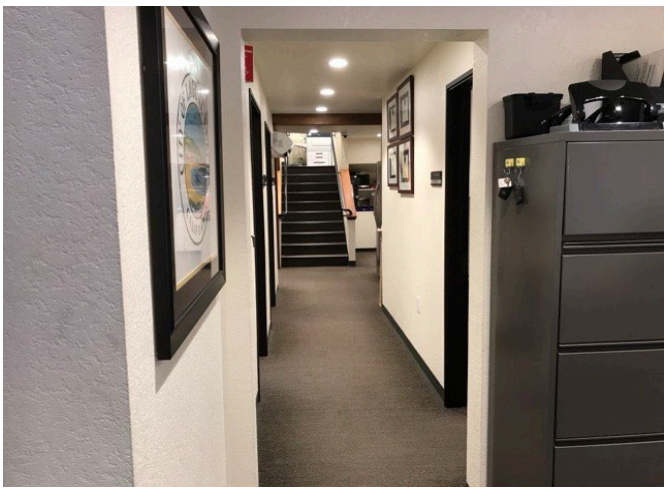
11 – WINDOWS

12 – SKYLIGHTS

13 – LOBBY

14 – OFFICE

15 – OFFICE

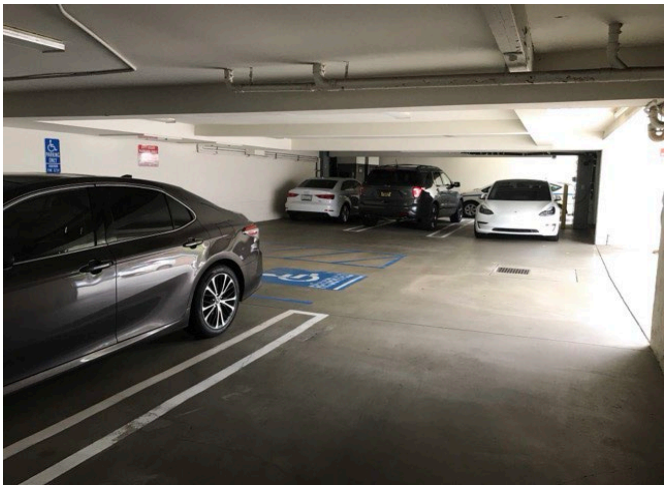


16 – HALLWAY

17 – D30 HVAC PLACEHOLDER

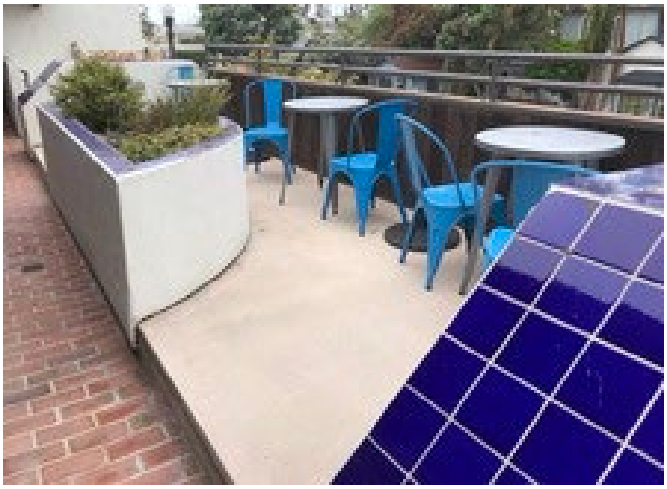
18 – D20 PLUMBING PLACEHOLDER

19 – D50 ELECTRICAL PLACEHOLDER



20 – PARKING GARAGE

21 – PATIO



22 – BALCONY

3. Site

Site: Site Information		
Site Area	0.075 acres	
Parking Spaces	8 total spaces in parking garage; 1 of which is accessible. Located so as to park behind employee vehicles during business hours.	
System	*Description*	*Condition*
Site Pavement	Parking garage with brick masonry paver ramps, sidewalks and stairs	Good
Site Development	Building-mounted signage	Good
Landscaping & Topography	No landscaping features	-
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED, Building-mounted: LED	Good
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 Additional Studies	No additional studies are currently recommended for the site areas.	

Site: Site Information	
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
Interiors	$0	$0	$12,901	$0	$0	$12,901
Electrical	$0	$0	$0	$0	$39,230	$39,230
Equipment & Furnishings	$0	$0	$0	$0	$51,490	$51,490
Sitework	$0	$0	$0	$0	$189,676	$189,676
TOTALS	**$0**	**$0**	**$13,000**	**$0**	**$280,400**	**$293,400**

Immediate Needs

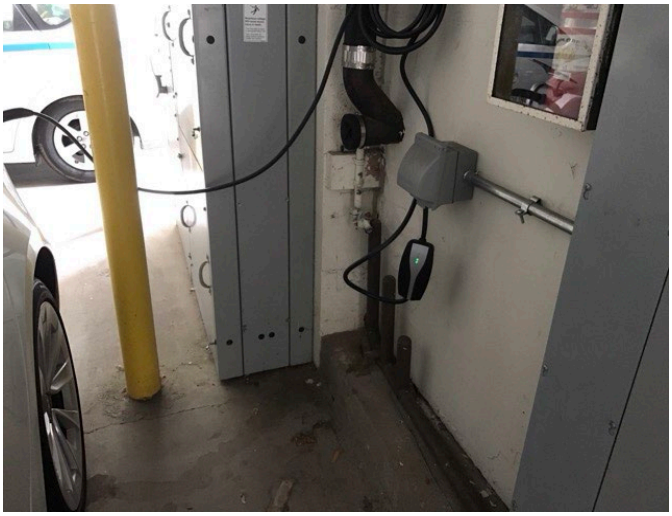
There are no immediate needs to report.

Key Findings

There are no key findings to report.

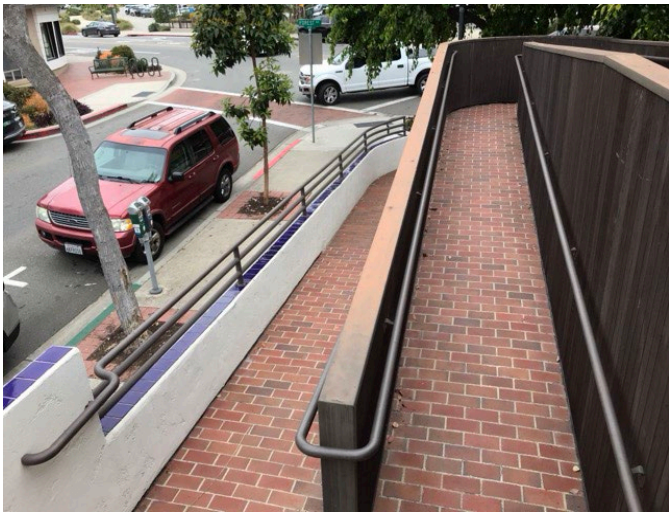
Site: Photographic Overview

1 - EXTERIOR LIGHTING



2 - CHARGING STATION

3 - EXTERIOR STAIRS



4 - EXTERIOR RAMP

5 - SIDEWALK

6 - SITE OVERVIEW

4. ADA Accessibility

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Public Works	1986 / 2018	No	No
Site	1982 / 2018	No	No

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans 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 Public Works, 479 Ocean 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.

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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

Project Number	Project Name
164043.24R000-014.354	Public Works Griffin Structures
Source	**On-Site Date**
Google Earth	May 29, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Public Works

Name of person completing form: Gilbert

Title / Association w/ property: MW II

Length of time associated w/ property: 7 years

Date Completed: 5/27/2024

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1982	Renovated: 2018	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2018	
		Roof	2021/22	
		Interiors	2018	
		HVAC	2018	
		Electrical	2018	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Skylights replaced 2022, sanitary lines from bathrooms, bricks on HC ramp replaces 3 years ago, planters re-finished w/i 3 years		
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.	HVAC mother boards for head - 12		

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				Like any office bldg
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			City acquired bldg around 2016 and gut renovated in 2018
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: Public Works

BV Project Number: 164043.24R000-014.354

Facility History & Interview

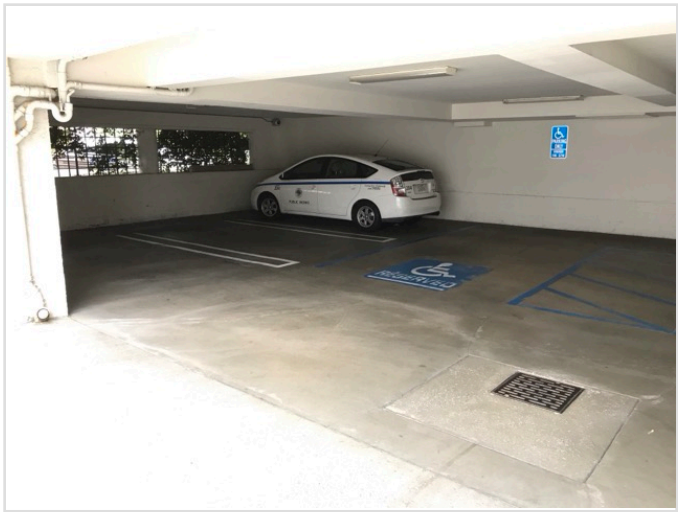
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		City acquired bldg around 2016 and gut renovated in 2018
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Public Works: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
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*

Public Works: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

ACCESSIBLE RAMP

MAIN ENTRANCE

DOOR THRESHOLD

Public Works: Photographic Overview

ACCESSIBLE INTERIOR PATH

STAIR RAILS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix D:
Component Condition Report

Component Condition Report | Public Works / Public Works

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco, Repair	100 SF	0	7668672
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	7669365
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	4,000 SF	24	7668663
B2020	Building Exterior	Good	Windows, any type by SF	350 SF	24	7668662
B2050	Building Exterior, Restrooms	Good	Exterior Door, Steel, Standard	2	34	7669362
B2050	Building Exterior	Fair	Exterior Door, Wood, French Residential	8	19	7668658
B2050	Building Exterior, Garage	Fair	Exterior Door, Wood, Solid-Core	1	9	7668655
Roofing						
B3010	Roof	Excellent	Roofing, Clay/Concrete Tile	2,000 SF	47	7668661
B3060	Roof	Excellent	Roof Skylight, per unit, up to 20 SF	4	30	7678263
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Decorative	8	34	7668665
C2010	Common Area Restrooms	Good	Wall Finishes, Ceramic Tile	384 SF	34	7668664
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,600 SF	4	7668671
C2030	Common Area Restrooms	Fair	Flooring, Ceramic Tile	84 SF	34	7668659
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	4	7668653
C2030	Exterior Decks	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	300 SF	5	7678264
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,615 SF	4	7668656
Plumbing						
D2010	Common Area Restroom, Above Ceiling	Poor	Water Heater, Electric, Residential, 6 GAL	1	0	7668674
D2010	Common Area Restrooms	Fair	Toilet, Commercial Water Closet	2	24	7668678
D2010	Common Area Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	24	7668668
D2010	Interior	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	24	7668680
D2010	Common Area Restrooms	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	200 SF	40	7678258
HVAC						
D3030	Parking Garage	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 13 TON [AC-2]	1	9	7668675
D3030	Parking Garage	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5.75 TON [AC-1]	1	9	7668657
Electrical						
D5020	Parking Garage	Good	Switchboard, 120/240 V, 400 AMP	1	34	7668669
D5020	Parking Garage	Good	Distribution Panel, 120/240 V, 400 AMP [GM]	1	24	7668654
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,230 SF	14	7668670
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,230 SF	10	7668660

Component Condition Report | Public Works / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2030	Site	Fair	Flooring, Ceramic Tile	100 SF	3	7668673
Electrical						
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED	8	14	7668666
Equipment & Furnishings						
E1010	Parking garage	Excellent	Charging Station, Electric Vehicle, Single Connection	1	15	7668677
Pedestrian Plazas & Walkways						
G2030	Balcony	Excellent	Sidewalk, Brick/Masonry Pavers	150 SF	30	7669363
G2030	Ramp, Stairs	Good	Sidewalk, Brick/Masonry Pavers	300 SF	20	7669364
Sitework						
G2080	Site	Fair	Irrigation System, Drip System	335 SF	14	7668679
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	1	14	7668676

Appendix E:
Replacement Reserves

Replacement Reserves Report

8/13/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Public Works / Public Works	$16,409	$0	$0	$0	$262,521	$92,462	$0	$0	$0	$823,219	$65,156	$0	$0	$0	$605,815	$158,978	$0	$0	$0	$125,175	$0	**$2,149,736**
Public Works / Site	$0	$0	$0	$12,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,264	$51,491	$0	$0	$0	$0	$162,649	**$293,306**
Grand Total	**$16,409**	**$0**	**$0**	**$12,902**	**$262,521**	**$92,462**	**$0**	**$0**	**$0**	**$823,219**	**$65,156**	**$0**	**$0**	**$0**	**$672,079**	**$210,469**	**$0**	**$0**	**$0**	**$125,175**	**$162,649**	**$2,443,042**

Public Works / Public Works

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	7668672	Exterior Walls, Stucco, Repair	0	0	0	100	SF	$20.00	$123.84	$12,384	$12,384																					**$12,384**
B2010	7669365	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3000	SF	$3.00	$18.58	$55,728						$55,728										$55,728						**$111,456**
B2050	7668655	Exterior Door, Wood, Solid-Core, Replace	25	16	9	1	EA	$700.00	$4,334.40	$4,334										$4,334												**$4,334**
B2050	7668658	Exterior Door, Wood, French Residential, Replace	25	6	19	8	EA	$1,000.00	$6,192.00	$49,536																				$49,536		**$49,536**
C2010	7668671	Wall Finishes, any surface, Prep & Paint	10	6	4	5600	SF	$1.50	$9.29	$52,013					$52,013										$52,013							**$104,026**
C2030	7678264	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	300	SF	$9.00	$55.73	$16,718						$16,718										$16,718						**$33,437**
C2030	7668653	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3100	SF	$7.50	$46.44	$143,964					$143,964										$143,964							**$287,928**
C2050	7668656	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1615	SF	$2.00	$12.38	$20,000					$20,000										$20,000							**$40,000**
D2010	7668674	Water Heater, Electric, Residential, 6 GAL, Replace	15	28	0	1	EA	$650.00	$4,024.80	$4,025	$4,025															$4,025						**$8,050**
D3030	7668657	Heat Pump, Variable Refrigerant Volume (VRV), 5.75 TON, Replace	15	6	9	1	EA	$30,000.00	$185,760.00	$185,760										$185,760												**$185,760**
D3030	7668675	Heat Pump, Variable Refrigerant Volume (VRV), 13 TON, Replace	15	6	9	1	EA	$55,000.00	$340,560.00	$340,560										$340,560												**$340,560**
D5040	7668670	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	3230	SF	$4.50	$27.86	$90,001															$90,001							**$90,001**
D7030	7668660	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	3230	SF	$2.00	$12.38	$40,000												$40,000										**$40,000**
Totals, Unescalated											**$16,409**	**$0**	**$0**	**$0**	**$215,977**	**$72,446**	**$0**	**$0**	**$0**	**$530,654**	**$40,000**	**$0**	**$0**	**$0**	**$305,978**	**$76,471**	**$0**	**$0**	**$0**	**$49,536**	**$0**	**$1,307,472**
Totals, Escalated (5.0% inflation, compounded annually)											**$16,409**	**$0**	**$0**	**$0**	**$262,521**	**$92,462**	**$0**	**$0**	**$0**	**$823,219**	**$65,156**	**$0**	**$0**	**$0**	**$605,815**	**$158,978**	**$0**	**$0**	**$0**	**$125,175**	**$0**	**$2,149,736**

Public Works / 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
C2030	7668673	Flooring, Ceramic Tile, Replace	40	37	3	100	SF	$18.00	$111.46	$11,146				$11,146																		**$11,146**
D5040	7668666	Exterior Fixture w/ Lamp, any type, w/ LED, Replace	20	6	14	8	EA	$400.00	$2,476.80	$19,814														$19,814								**$19,814**
E1010	7668677	Charging Station, Electric Vehicle, Single Connection, Replace	15	0	15	1	EA	$4,000.00	$24,768.00	$24,768															$24,768							**$24,768**
G2030	7669364	Sidewalk, Brick/Masonry Pavers, Replace	30	10	20	300	SF	$33.00	$204.34	$61,301																					$61,301	**$61,301**
G2080	7668679	Irrigation System, Drip System, Replace	20	6	14	335	SF	$3.00	$18.58	$6,223														$6,223								**$6,223**
G4050	7668676	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	6	14	1	EA	$1,200.00	$7,430.40	$7,430														$7,430								**$7,430**
Totals, Unescalated											**$0**	**$0**	**$0**	**$11,146**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,468**	**$24,768**	**$0**	**$0**	**$0**	**$0**	**$61,301**	**$130,682**
Totals, Escalated (5.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$12,902**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$66,264**	**$51,491**	**$0**	**$0**	**$0**	**$0**	**$162,649**	**$293,306**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7668674	D2010	**Water Heater**	Electric, Residential, 6 GAL	6 GAL	Public Works / Public Works	Common Area Restroom, Above Ceiling	A.O. Smith	ELJF 6 910	MD96-0022860-206	1996		1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7668657	D3030	**Heat Pump** [AC-1]	Variable Refrigerant Volume (VRV), 5.75 TON	5.75 TON	Public Works / Public Works	Parking Garage	Samsung	AM072FXVAFR	B83RP3GJB00004T	2018		1
2	7668675	D3030	**Heat Pump** [AC-2]	Variable Refrigerant Volume (VRV), 13 TON	14 TON	Public Works / Public Works	Parking Garage	Samsung	AM168HXVAFR	B843P3GJA00009M	2018		1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7668669	D5020	**Switchboard**	120/240 V, 400 AMP	400 AMP	Public Works / Public Works	Parking Garage	Eaton	No dataplate	No dataplate	2018		1
2	7668654	D5020	**Distribution Panel** [GM]	120/240 V, 400 AMP	400 AMP	Public Works / Public Works	Parking Garage	Eaton	PRL1a	SLA0874957-005	2018		1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7668677	E1010	**Charging Station**	Electric Vehicle, Single Connection		Public Works / Site	Parking garage				2024		1