



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**Gensler; City of Costa Mesa**  
77 Fair Drive  
Costa Mesa, CA 92626  
Michael Adkins



Bridge Shelter  
3175 Airway Avenue  
Costa Mesa, CA 92626

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August 14, 2025

**ON SITE DATE:**

August 8, 2025

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Office Building
Number of Buildings	1
Main Address	3175 Airway Avenue, Costa Mesa, CA 92626
Site Developed	1972 Renovated 2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 8, 2025
Management Point of Contact	Gensler Michael Adkins, Senior Associate 303-446-3397
On-site Point of Contact (POC)	Ryan Wilson
Assessment & Report Prepared By	Arezou Masoumi
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The building at 3175 Airway Avenue, Costa Mesa, CA was originally constructed in 1972 as a ±29,816 SF industrial warehouse in the city's industrial district near John Wayne Airport. In 2019, the City of Costa Mesa purchased the property with plans to retrofit approximately half of the structure (±14,816 SF) into the Costa Mesa Bridge Shelter, which opened in 2021 to provide interim housing and supportive services. The remaining half of the building retains its original warehouse configuration and is utilized by the Costa Mesa Police Department for storage and operational purposes

### Architectural

Overall, the building is in good structural condition following a retrofit five years ago. The roof, also five years old, exhibits surface bubbling and an uneven walking surface, indicating fair to poor condition, though no active leaks were observed. The second floor (approximately 2316 SF) sustained sprinkler leakage, resulting in significant damage and temporary non-use, with repairs in progress. Interior finishes, particularly carpeting in common areas and break room, show accelerated wear beyond their typical life expectancy. Ongoing preventative maintenance and periodic deep cleaning are recommended to preserve functionality and extend the service life of finishes and systems.

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

The MEPF systems were retrofitted in 2020 and are generally in good working condition. Heating and cooling are provided by rooftop units, with hot water supplied by a gas-fired commercial water heater and electrical service managed through a switchboard. Life safety systems, including the fire alarm and sprinkler, are in place and operational. Notably, sprinkler piping leaks affected the second-floor and first-floor laundry areas; repairs were in progress at the time of inspection. Overall, systems are functioning as intended, with continued preventive maintenance recommended to ensure long-term reliability.

### Site

Site overall is in good condition, with asphalt and concrete free of cracks, adequate lighting, and limited landscaping. No major issues observed; regular maintenance is recommended.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

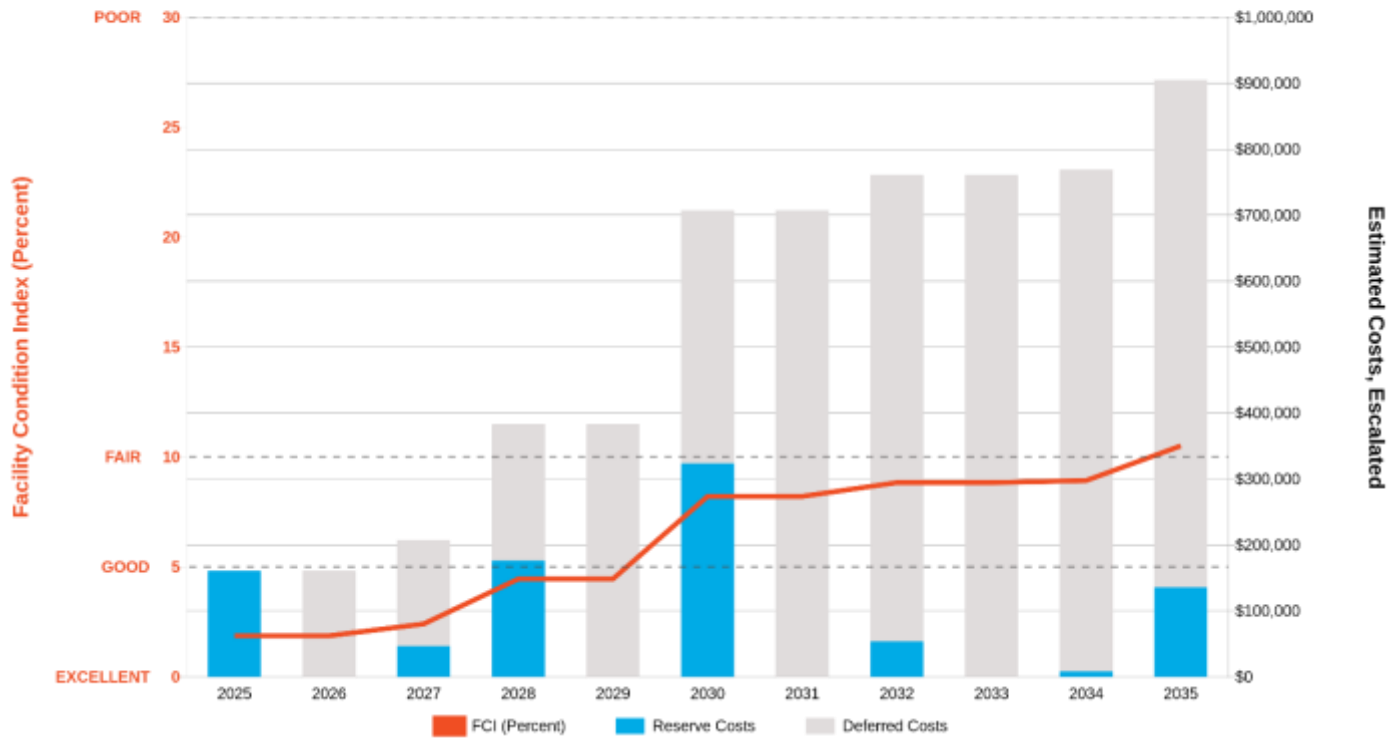
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$8,612,500	12,500	\$689	
		<b>Est Reserve Cost</b>	<b>FCI</b>
<b>Current</b>		\$160,900	1.9 %
3-Year		\$383,700	4.5 %
5-Year		\$707,100	8.2 %
10-Year		\$904,900	10.5 %

**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: \$8,612,500.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$82,256.00



## Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Bridge Shelter	C1011	Interior Remodel, Down Unit/Space, Total Gut & Rehab, Renovate	NA	Performance/Integrity	\$144,200
Bridge Shelter	D4011	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	Failed	Performance/Integrity	\$16,700
<b>TOTAL (2 items)</b>					<b>\$160,900</b>

## Key Findings



### Fire Suppression System in Failed condition.

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,700

Existing Sprinkler Heads, by SF  
017-Bridge Shelter  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Replace in 2025**

Sprinkler pipes in the laundry room leaked during the inspection. The cause is being investigated. -  
AssetCALC ID: 9609797



### Interior Remodel

Plan Type:  
Performance/Integrity

Cost Estimate: \$144,200

Down Unit/Space, Total Gut & Rehab  
017-Bridge Shelter  
Second floor

Uniformat Code: C1010  
Recommendation: **Renovate in 2025**

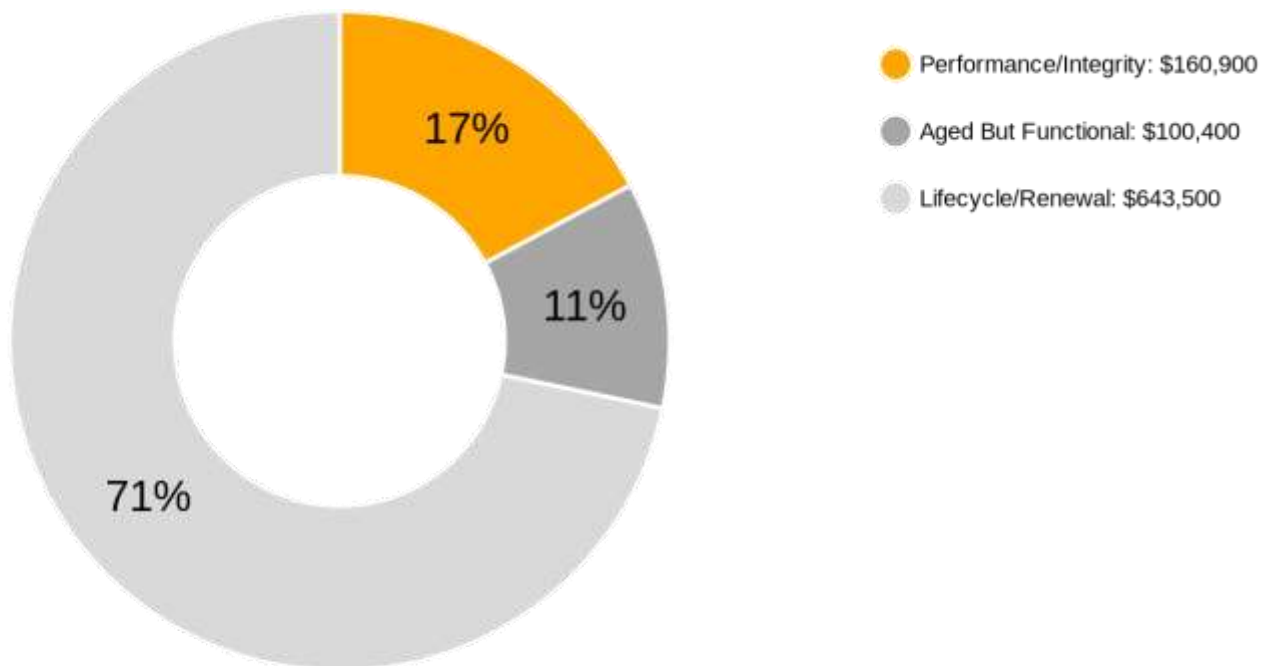
Second floor is damaged and requires rehabilitation - AssetCALC ID: 9610917

## Plan Types

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

### Plan Type Descriptions & Distribution

<b>Safety</b>	■	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.



10-Year Total: \$904,800

## 2. Building Systems and Site Elements



### Building Systems Summary

<b>Address</b>	3175 Airway Avenue, Costa Mesa, CA 92626	
<b>GPS Coordinates</b>	33.6799444, -117.8712024	
<b>Constructed/Renovated</b>	1972 Renovated 2020	
<b>Building Area</b>	12,500 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Facade</b>	Wall Finish: Stucco Windows: Aluminum	Good
<b>Roof</b>	Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted, ceramic tile, vinyl panel and Unfinished Floors: Carpet, VCT, ceramic tile, coated concrete and Unfinished Ceilings: Painted and ACT and Unfinished/exposed	Fair
<b>Elevators</b>	None	-

<b>Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good
<b>HVAC</b>	Packaged units and Ductless split-systems	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: UPS only	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment and Commercial laundry equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

<b>Site Information</b>		
<b>Site Area</b>	0.83 acres	
<b>Parking Spaces</b>	25 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Wrought iron fencing, CMU wall dumpster enclosures, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Sheds	Fair
<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>	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.	

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

<b>017-Bridge Shelter: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$25,403	\$0	\$34,139	\$59,542
<b>Roofing</b>	\$0	\$0	\$180,476	\$0	\$0	\$180,476
<b>Interiors</b>	\$144,223	\$0	\$230,568	\$15,487	\$359,844	\$750,122
<b>Plumbing</b>	\$0	\$0	\$0	\$2,510	\$32,209	\$34,719
<b>HVAC</b>	\$0	\$46,508	\$14,969	\$53,916	\$325,608	\$441,001
<b>Fire Protection</b>	\$16,657	\$0	\$0	\$0	\$0	\$16,657
<b>Electrical</b>	\$0	\$0	\$0	\$16,067	\$136,794	\$152,861
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$5,254	\$25,105	\$119,844	\$150,203
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$42,995	\$84,686	\$183,903	\$311,584
<b>Sitework</b>	\$0	\$0	\$0	\$0	\$109,301	\$109,301
<b>TOTALS</b>	<b>\$160,900</b>	<b>\$46,600</b>	<b>\$499,700</b>	<b>\$197,800</b>	<b>\$1,301,700</b>	<b>\$2,206,700</b>

### 3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1972. The facility was substantially renovated in 2020 and some accessibility improvements appear to have been implemented at that time.

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

## 4. 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.

## 5. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 6. Certification

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Gensler, City of Costa Mesa (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bridge Shelter, 3175 Airway Avenue, Costa Mesa, CA 92626, 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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## 7. Appendices

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

## Appendix A:

### Photographic Record

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### Photographic Overview



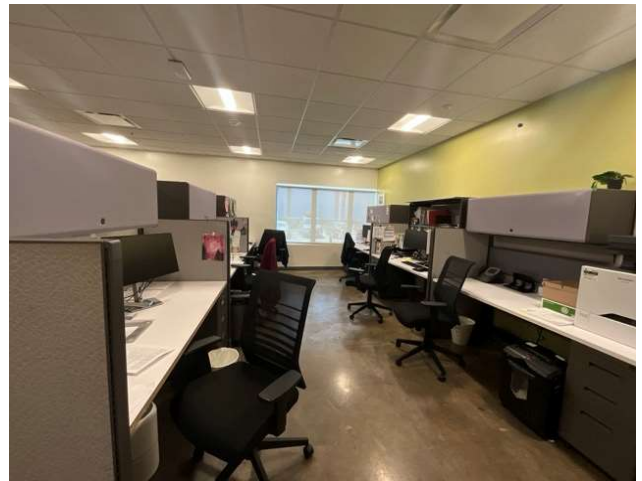
1 - FRONT ELEVATION



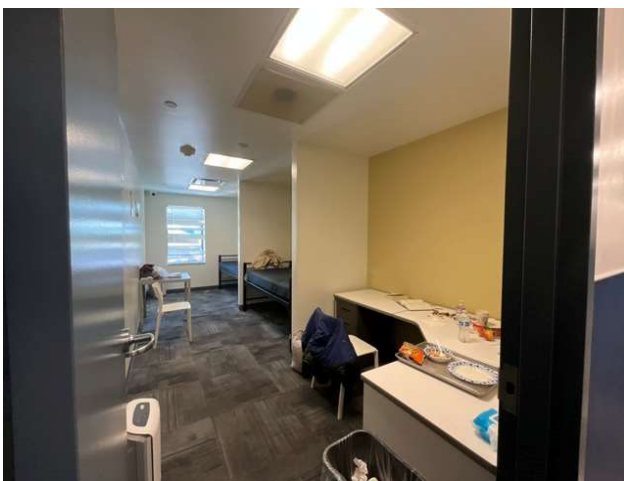
2 - LEFT ELEVATION



3 - ROOF



4 - OFFICE



5 - DORM



6 - HALLWAYS



### Photographic Overview



7 - DINING ROOM



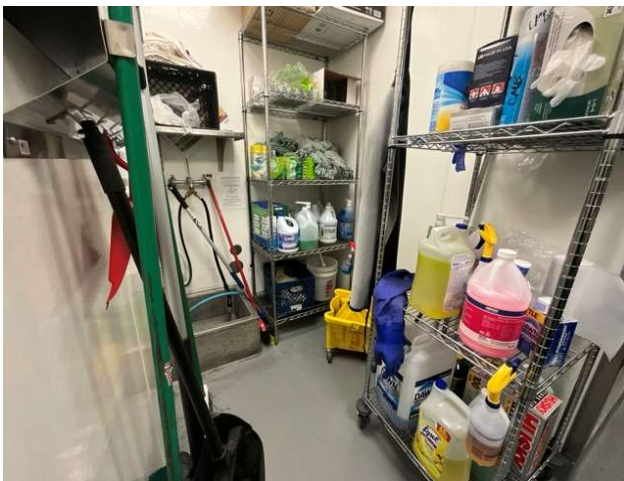
8 - KITCHEN



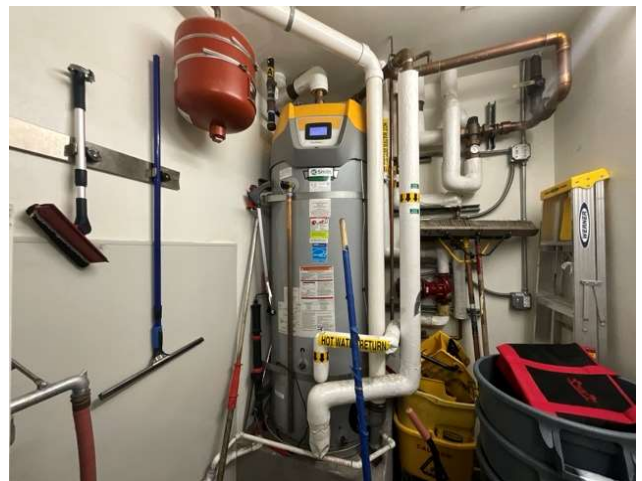
9 - BREAK ROOM



10 - LAUNDRY ROOM



11 - STORAGE



12 - WATER HEATER



### Photographic Overview



13 - AIR CURTAIN



14 - AIRE PURIFIER



15 - ROOF TOP UNIT



16 - SPIT SYSTEM



17 - ELECTRICAL ROOM



18 - PARKING

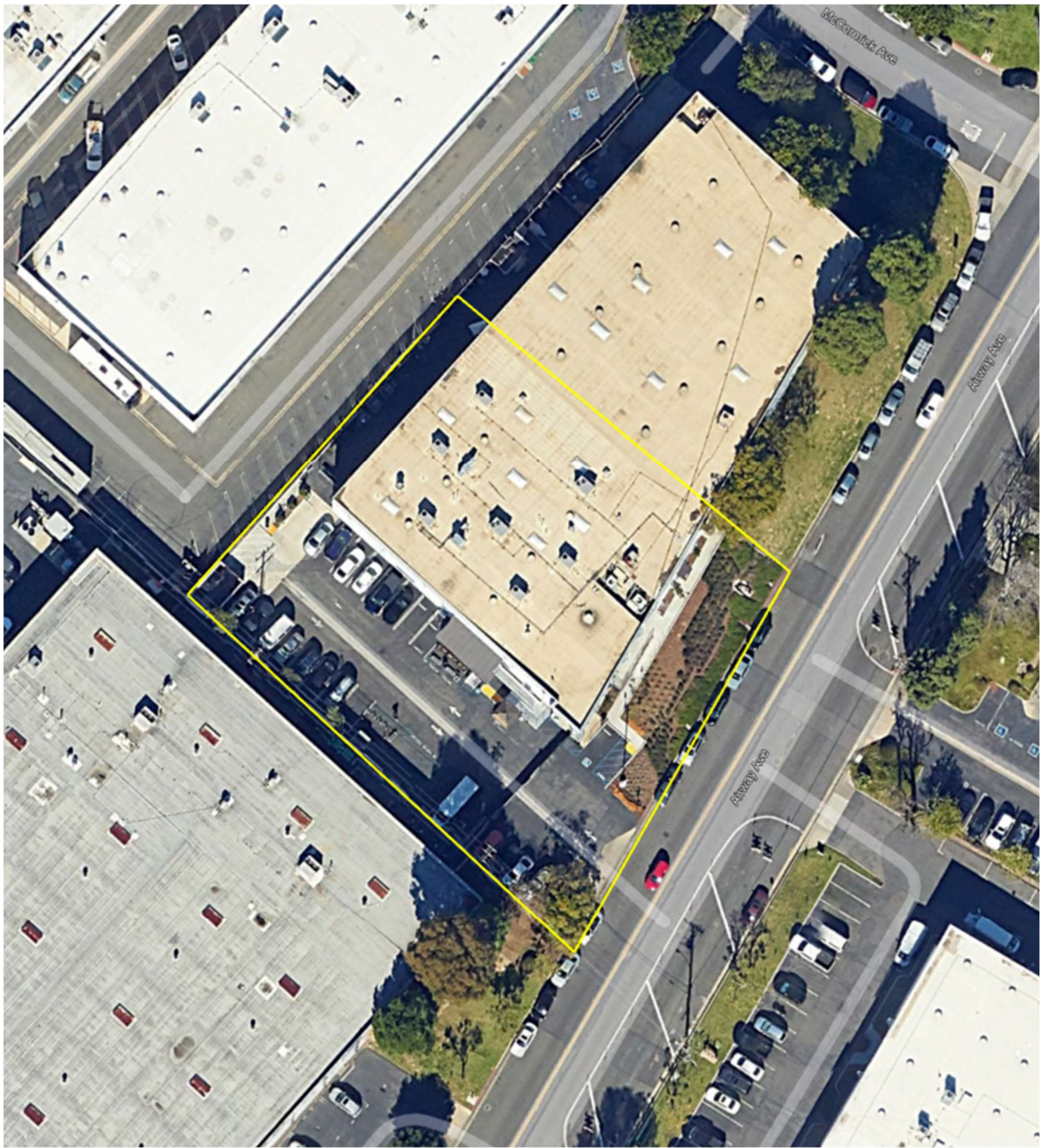




## Appendix B:

### Site Plan(s)

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	171582.25R000-017.254	Bridge Shelter	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	August 8, 2025	

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Bridge Shelter

**Name of person completing form:** Rayan WILSON

**Title / Association w/ property:** Assistant Engineer

**Length of time associated w/ property:** 1 year

**Date Completed:** August 8, 2025

**Phone Number:** 7147544886


**Method of Completion:** \_\_\_\_\_

**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 1979	Renovated	
2	Building size in SF	27,140	<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				
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Bridge Shelter

**BV Project Number:** 171582.25R000-017.354

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		

Bridge Shelter: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>				X
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>				X
<b>Elevators</b>	NA			
<b>Public Restrooms</b>				X
<b>Kitchens/Kitchenettes</b>				X
<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*

## Bridge Shelter: Photographic Overview



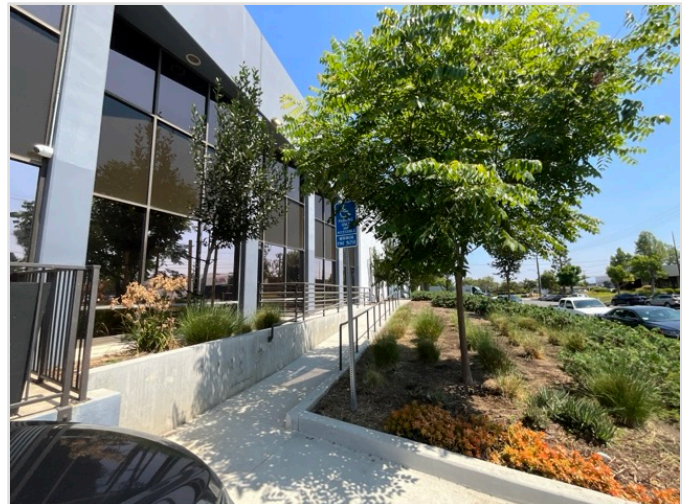
OVERVIEW OF ACCESSIBLE PARKING AREA



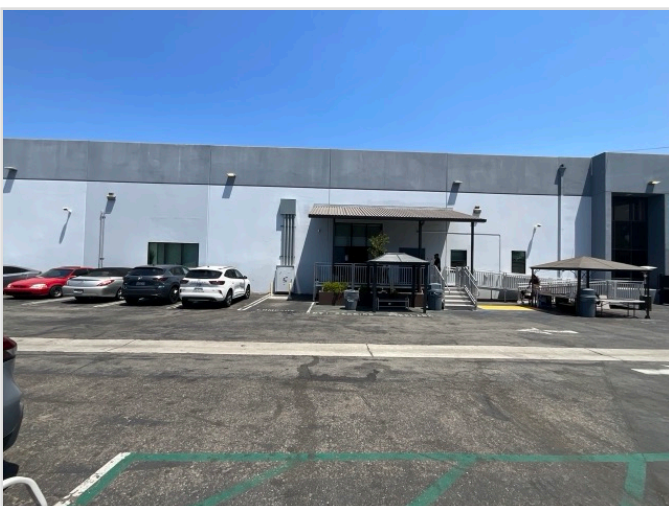
CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

## Bridge Shelter: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



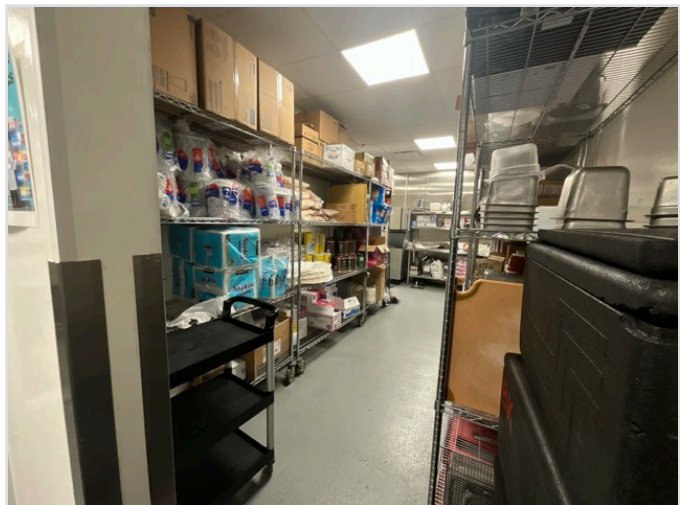
RESTROOM ACCESSORIES



TOILET STALL OVERVIEW



KITCHEN ACCESSORIES



BREAKROOM PATH OF TRAVEL

## Appendix E:

### Component Condition Report

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## Component Condition Report | 017-Bridge Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,865 SF	5	9609785
B2020	Building exterior	Good	Glazing, any type by SF	7,000 SF	25	9609813
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	5	35	9609814
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	25	9609825
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	12,500 SF	5	9609822
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	6	25	9610980
<b>Interiors</b>						
C1010	Second floor	NA	Interior Remodel, Down Unit/Space, Total Gut & Rehab, Renovate	2,316 SF	0	9610917
C1030	Throughout Building	Good	Interior Door, Steel, Standard	20	35	9609826
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	20	9609784
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	10	15	9609787
C2010	Throughout Building	Good	Wall Finishes, Wall panel	2,000 SF	10	9609828
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	5	9609789
C2010	Throughout	Good	Wall Finishes, Ceramic Tile	500 SF	35	9610969
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	9609799
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	9	9610968
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	35	9609804
C2030	Throughout	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	8,000 SF	3	9609805
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	5	9610963
C2050	Throughout	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,000 SF	5	9610964
<b>Plumbing</b>						
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	12,500 SF	35	9609827

## Component Condition Report | 017-Bridge Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	2	30	9609802
D2010	Restrooms	Good	Shower, Valve & Showerhead	12	25	9609812
D2010	Restrooms	Good	Urinal, Standard	3	25	9609815
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	6	25	9609820
D2010	Throughout	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	2	25	9610978
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	25	9609823
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	9609833
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Commercial (199 MBH), 100 GAL	1	15	9609824
<b>HVAC</b>						
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1	12	9609777
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	12	9609803
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	15	9609801
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	15	9609795
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	12,500 SF	25	9609807
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	15	9609810
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	3	9609778
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	15	9609809
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	15	9609819
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	15	9609792
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	15	9609831
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Heated	1	15	9609798
D3060	Roof	Good	Fan, Centrifugal, 24" Diameter	1	21	9609811
D3060	Roof	Good	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM	1	24	9609779
D3060	Dorms	Fair	Supplemental Components, Air Purifier, Electrostatic, 2000 CFM	4	2	9610973
<b>Fire Protection</b>						

## Component Condition Report | 017-Bridge Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D4010	Throughout Building	Failed	Fire Suppression System, Existing Sprinkler Heads, by SF	12,500	SF	0	9609797
<b>Electrical</b>							
D5010	Server Room	Good	Uninterruptible Power Supply, UPS	1		10	9609835
D5020	Electrical Room	Good	Switchboard, 277/480 V	1		35	9609808
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1		25	9609781
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	1		25	9609816
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1		25	9609832
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,500	SF	35	9609834
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	10		15	9609796
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	12,500	SF	15	9609830
<b>Fire Alarm &amp; Electronic Systems</b>							
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	12,500	SF	15	9609790
D7030	Throughout	Good	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	2		5	9610977
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,500	SF	15	9610967
D7050	Sprinkler room	Good	Fire Alarm Panel, Fully Addressable	1		10	9609800
<b>Equipment &amp; Furnishings</b>							
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2		10	9610976
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1		10	9609791
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		10	9609782
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1		15	9610974
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	3		25	9609821
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2		10	9610975
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1		10	9609780
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		5	9609817
E1030	Breakroom	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		10	9609783

## Component Condition Report | 017-Bridge Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	25	9609788
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	9609836
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	9609806
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	100 LF	15	9609793
<b>Pedestrian Plazas &amp; Walkways</b>						
G2010	Parking area	Good	Roadways, Pavement, Asphalt, Mill & Overlay	11,000 SF	20	9610970
<b>Sitework</b>						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	100 LF	35	9610979
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	15	9610965
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	100 LF	45	9609786
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal	1	15	9610971
G2080	Landscaping	Good	Irrigation System, Pop-Up Spray Heads, Commercial	5,000 SF	15	9610972

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

017-Bridge Shelter

8/14/2025



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2010	Parking area	9610970	Roadways, Pavement, Asphalt, Mill & Overlay	25	5	20	11000	SF	\$3.50	\$4.36	\$47,950																				\$47,950	\$47,950	
G2060	Site	9610965	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	5	15	1	EA	\$5,000.00	\$6,227.25	\$6,227																					\$6,227	\$6,227
G2060	Site	9610971	Dumpster Enclosure, Gates, Wood/Metal, Replace	20	5	15	1	EA	\$1,700.00	\$2,117.27	\$2,117																					\$2,117	\$2,117
G2080	Landscaping	9610972	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	5	15	5000	SF	\$1.00	\$1.25	\$6,227																					\$6,227	\$6,227
<b>Totals, Unescalated</b>												\$160,881	\$0	\$43,840	\$161,286	\$0	\$278,999	\$0	\$43,840	\$0	\$6,227	\$101,006	\$0	\$63,518	\$147,586	\$0	\$513,424	\$0	\$43,840	\$0	\$0	\$67,566	\$1,632,013
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$160,881	\$0	\$46,510	\$176,241	\$0	\$323,437	\$0	\$53,917	\$0	\$8,125	\$135,744	\$0	\$90,561	\$216,735	\$0	\$799,898	\$0	\$72,461	\$0	\$0	\$122,031	\$2,206,541

\* Markup has been included in unit costs.

## Appendix G: Equipment Inventory List

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Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	9609824	D2010	<b>Water Heater</b>	Gas, Commercial (199 MBH), 100 GAL	100 GAL	017-Bridge Shelter	Utility Rooms/Areas	A.O. Smith	BTH-199 300	2050122209652	2020		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	9609777	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	017-Bridge Shelter	Roof	Toshiba	RAV-SP180AT2-UL	91220032	2022		
2	9609795	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	5 TON	017-Bridge Shelter	Roof	Carrier	48GCLM05A2C6A0A3A0	4220C88021	2020		
3	9609831	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	017-Bridge Shelter	Roof	Carrier	48GCLM05A2C6A0A3A0	4220C88022	2020		
4	9609803	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 5 TON	4 TON	017-Bridge Shelter	Roof	Trane	4YCC4060A1090AA	170514577L	2017		
5	9609810	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 5 TON	5 TON	017-Bridge Shelter	Roof	Carrier	48GCLM06A2C6A0A3A0	4220C88085	2020		
6	9609778	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 5 TON	5 TON	017-Bridge Shelter	Roof	Carrier	48651060090501	3505621398	2005		
7	9609819	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 5 TON	5 TON	017-Bridge Shelter	Roof	Carrier	48GCLM06A2C6A0A3A0	4220C88084	2020		
8	9609792	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 5 TON	5 TON	017-Bridge Shelter	Roof	Carrier	48GCLM06A2C6A0A3A0	4220C88086	2020		
9	9609801	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	017-Bridge Shelter	Roof	Carrier	48HCDD07A2C6A0A3GC	4120P85853	2020		
10	9609809	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	017-Bridge Shelter	Roof	Carrier	48HCDD07A2C6A0A3G0	4120P85852	2020		
11	9609779	D3060	<b>Fan</b>	Centrifugal, 16" Diameter, 1001 to 2000 CFM	2000 CFM	017-Bridge Shelter	Roof	Cook	135R5B 135 ACRU	138SL29657	2024		
12	9609811	D3060	<b>Fan</b>	Centrifugal, 24" Diameter	6000 CFM	017-Bridge Shelter	Roof	CaptiveAire	DU180HFA	4359327	2021		
13	9610973	D3060	<b>Supplemental Components</b>	Air Purifier, Electrostatic, 2000 CFM	No dataplate	017-Bridge Shelter	Dorms	ISO-Air	No dataplate	No dataplate	2020		4
14	9609798	D3060	<b>Supplemental Components</b>	Air Curtain, 5' Wide Heated		017-Bridge Shelter	Kitchen	Mars	STD248-10A 0B	10910435	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	9609835	D5010	<b>Uninterruptible Power Supply</b>	UPS	7.5 KVA	017-Bridge Shelter	Server Room	No dataplate	No dataplate	No dataplate	2020		
2	9609781	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	25 KVA	017-Bridge Shelter	Electrical Room	Eaton	T25E000	No dataplate	2020		
3	9609832	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	017-Bridge Shelter	Electrical Room	Eaton	V75DA002GN	No dataplate	2020		
4	9609808	D5020	<b>Switchboard</b>	277/480 V	800 AMP	017-Bridge Shelter	Electrical Room	Eaton	PRL-C	No dataplate	2020		
5	9609816	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	017-Bridge Shelter	Electrical Room	Eaton	PRL3A	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	9609800	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		017-Bridge Shelter	Sprinkler room				2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	9610976	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Inaccessible	017-Bridge Shelter	Commercial kitchen	No dataplate	Inaccessible	Inaccessible	2020		2
2	9610975	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	No dataplate	017-Bridge Shelter	Commercial kitchen	No dataplate	No dataplate	No dataplate	2020		2
3	9610974	E1030	<b>Foodservice Equipment</b>	Walk-In, Combination Freezer/Refrigerator	No dataplate	017-Bridge Shelter	Commercial kitchen	No dataplate	No dataplate	No dataplate	2020		
4	9609821	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		017-Bridge Shelter	Kitchen				2020		3
5	9609788	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		017-Bridge Shelter	Kitchen				2020		
6	9609817	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		017-Bridge Shelter	Kitchen	No dataplate	No dataplate	No dataplate	2020		
7	9609836	E1030	<b>Foodservice Equipment</b>	Dishwasher Commercial		017-Bridge Shelter	Kitchen				2020		
8	9609782	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		017-Bridge Shelter	Kitchen				2020		
9	9609806	E1030	<b>Foodservice Equipment</b>	Freezer, 2-Door Reach-In NA		017-Bridge Shelter	Kitchen	TRUE	STR2R-2S-HC	No dataplate	2020		
10	9609780	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	No dataplate	017-Bridge Shelter	Kitchen	Ice-O-Matic	CIM0320HA4	2010180012096	2020		
11	9609791	E1030	<b>Foodservice Equipment</b>	Range/Oven, 4-Burner w/ Griddle	No dataplate	017-Bridge Shelter	Kitchen	No dataplate	No dataplate	No dataplate	2020		
12	9609783	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Inaccessible	017-Bridge Shelter	Breakroom	Whirlpool	Inaccessible	Inaccessible	2020		