



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Fire Station #1
2803 Royal Palm Drive
Costa Mesa, CA 92626

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BV PROJECT #:

171582.25R000-016.354

DATE OF REPORT:

August 14, 2025

ON SITE DATE:

August 8, 2025

Bureau Veritas

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI)..... 3
 - Immediate Needs..... 5
 - Key Findings 6
 - Plan Types 7
- 2. Building Systems and Site Elements 8**
- 3. ADA Accessibility 12**
- 4. Purpose and Scope 13**
- 5. Opinions of Probable Costs..... 15**
 - Methodology 15
 - Definitions 16
- 6. Certification 17**
- 7. Appendices 18**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	2803 Royal Palm Drive, Costa Mesa, CA 92626
Site Developed	1961 Renovated 2018
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
Reviewed By	Sean Luxem <i>for</i> , Aspen Arnthorsdottir Program Manager 800.733.0660 x7296006 Thorgerdur.Arnthorsdottir@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station No. 1, originally built in 1961, was replaced by a new 11,740 SF facility in 2018. It is located at 2803 Royal Palm Drive, Costa Mesa, CA 92626.

Architectural

The building is less than a decade old, and most architectural components are well-maintained, relatively new, and in good condition. No significant issues were observed, and typical lifecycle-based interior and exterior finish replacements are anticipated and budgeted for as part of routine maintenance.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Overall, the MEPF systems are relatively new and in good condition. The original solar water heater system, however, failed and has since been replaced with a new gas commercial unit. During the summer months, the building experiences persistent humidity issues, suggesting that the HVAC system may be undersized or malfunctioning. A comprehensive HVAC study is recommended to pinpoint the cause and develop targeted corrective measures to restore optimal indoor comfort and performance.

Site

The site is well maintained, with landscaping in good condition, adequate lighting, and parking lots and walkways free of cracks. However, a visible gap along the generator foundation may indicate settlement, separation, or deterioration of joint material. A comprehensive structural assessment is recommended to determine the cause and implement corrective measures to preserve the site's integrity and performance.

Recommended Additional Studies

HVAC and structural studies are recommended.

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 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:

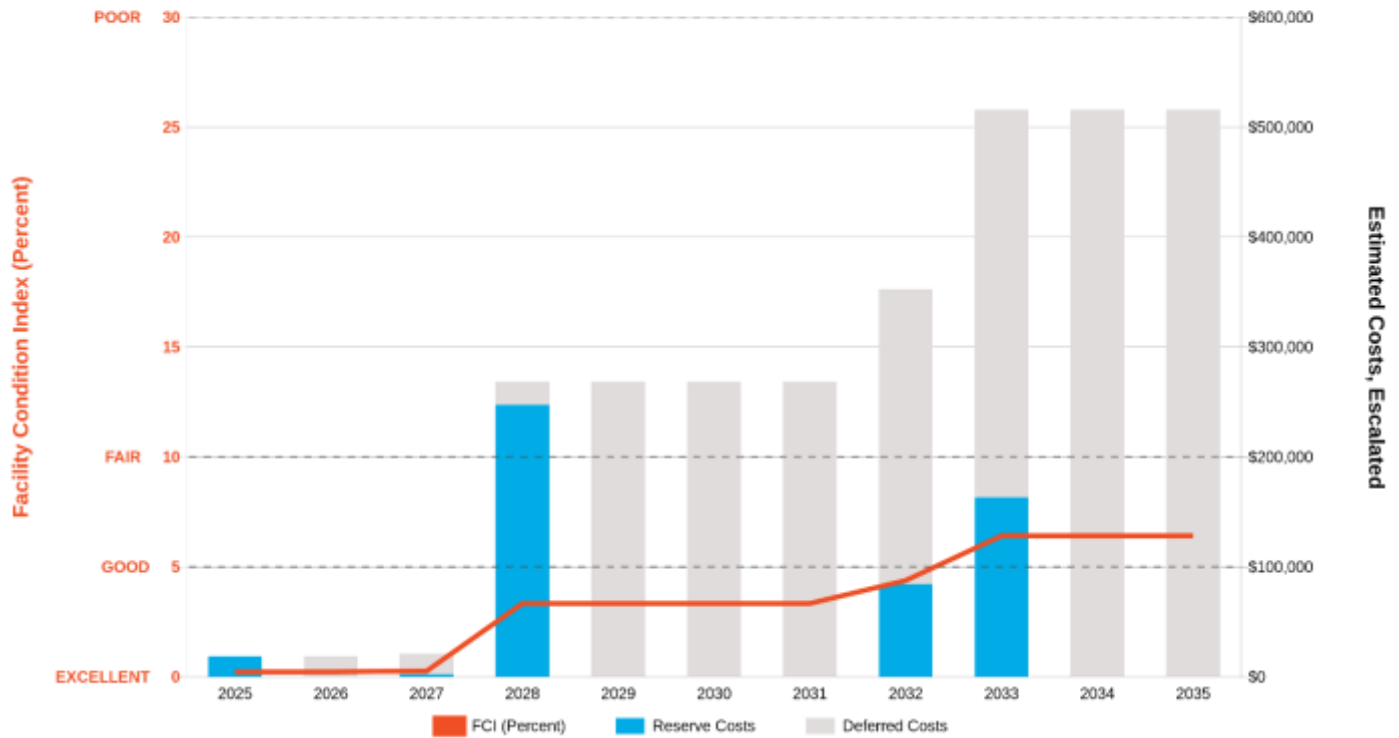
FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$8,044,075	11,675	\$689	
	Est Reserve Cost		FCI
Current	\$18,700		0.2 %
3-Year	\$268,400		3.3 %
5-Year	\$268,400		3.3 %
10-Year	\$515,900		6.4 %



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: \$8,044,075.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$46,892.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Fire Station #1	P2032	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$12,500
Fire Station #1	P2032	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	NA	Performance/Integrity	\$6,200
TOTAL (2 items)					\$18,700

Key Findings



Recommended Follow-up Study:

Mechanical, HVAC Controls / Rebalance
016-Fire Station #1
Throughout

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,200

Per point of contact, the building experiences excessive humidity during the summer, likely due to an inadequate or malfunctioning HVAC system. An HVAC study is recommended to determine the root cause and identify necessary corrective actions. - AssetCALC ID: 9610165



Recommended Follow-up Study:

Structural, Superstructure
016-Fire Station #1
Generator Foundation

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,500

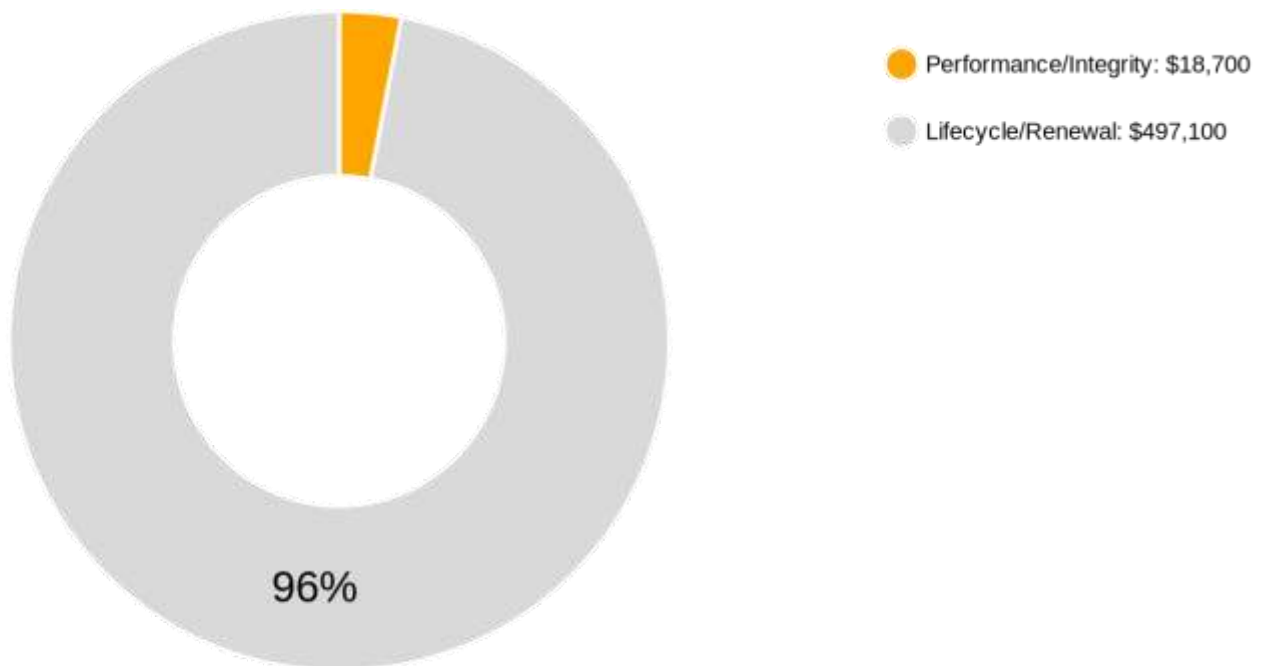
A visible gap has developed along the generator foundation, as shown in the attached image. This condition may indicate settlement, separation, or deterioration of the joint material. A more detailed structural assessment is recommended to determine the cause and appropriate corrective action. - AssetCALC ID: 9610164

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: \$515,800

2. Building Systems and Site Elements



Building Systems Summary		
Address	2803 Royal Palm Drive, Costa Mesa, CA 92626	
GPS Coordinates	33.6739419, -117.9222854	
Constructed/Renovated	1961 Renovated 2018	
Building Area	11,675 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings foundation	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Flat construction with built-up finish	Good
Interiors	Walls: Painted, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, coated concrete and rubber Ceilings: Painted and ACT	Good
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in restrooms	Good

Building Systems Summary		
HVAC	Packaged units and VRV and Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system,	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment and Commercial laundry equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	Due to inadequate performance of the HVAC system, an HVAC study is recommended to evaluate system capacity, operation and humidity control.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	1 acre	
Parking Spaces	22 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Concrete lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted, Property entrance signage; Metal Frame with wood infill fencing; CMU wall dumpster enclosures and site lights Limited picnic tables, trash receptacles	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Storage building and sheds	Good
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	A structural study is recommended to investigate the root cause of the gap observed in the generator foundation.	
Site Areas Observed	Most of 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.

016-Fire Station #1: 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	\$0	\$0	\$36,745	\$0	\$49,382	\$86,127
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$193,223	\$21,454	\$259,676	\$474,353
Plumbing	\$0	\$0	\$0	\$0	\$66,203	\$66,203
HVAC	\$0	\$0	\$0	\$84,245	\$96,239	\$180,484
Fire Protection	\$0	\$0	\$0	\$0	\$2,585	\$2,585
Electrical	\$0	\$0	\$0	\$15,145	\$230,651	\$245,796
Fire Alarm & Electronic Systems	\$0	\$2,403	\$0	\$60,708	\$103,073	\$166,184
Equipment & Furnishings	\$0	\$0	\$10,340	\$50,098	\$68,765	\$129,203
Special Construction & Demo	\$0	\$0	\$0	\$0	\$0	\$0
Sitework	\$0	\$0	\$7,004	\$15,776	\$179,016	\$201,796
Follow-up Studies	\$18,681	\$0	\$0	\$0	\$0	\$18,681
TOTALS	\$18,700	\$2,500	\$247,400	\$247,500	\$1,055,600	\$1,571,700

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 2018. The facility has not since been substantially renovated.

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	
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.

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

Gensler, City of Costa Mesa (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station #1, 2803 Royal Palm Drive, 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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7. Appendices

- 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

Photographic Overview



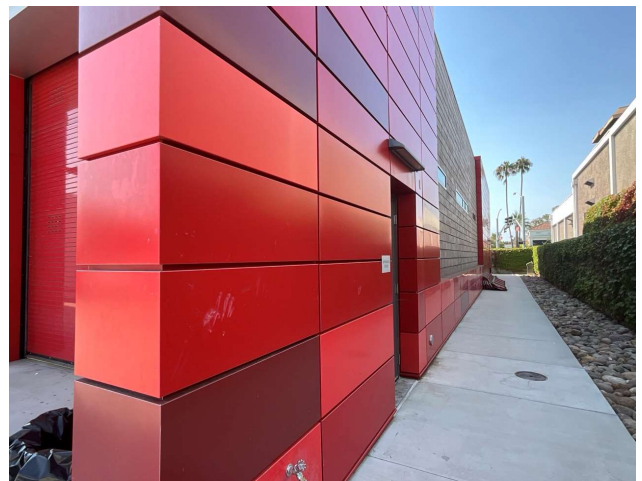
1 - FRONT ELEVATION



2 - REAR ELEVATION



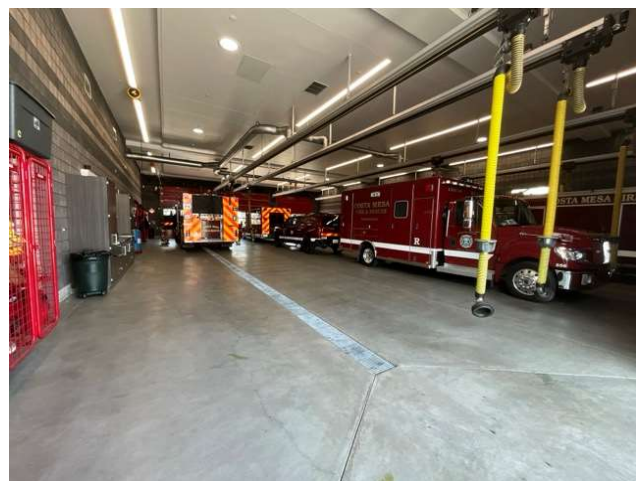
3 - RIGHT ELEVATION



4 - LEFT ELEVATION



5 - ROOF



6 - BAY AREA



Photographic Overview



7 - OFFICE



8 - TYPICAL BEDROOM



9 - KITCHEN



10 - TRAINING ROOM



11 - WATER HEATER



12 - VARIABLE REFRIGERANT VOLUME (VRV)



Photographic Overview



13 - ROOF TOP UNIT



14 - EXHAUST FAN



15 - GENERATOR



16 - STORAGE BUILDING



17 - LANDSCAPING



18 - SITE PARKING





Appendix B:

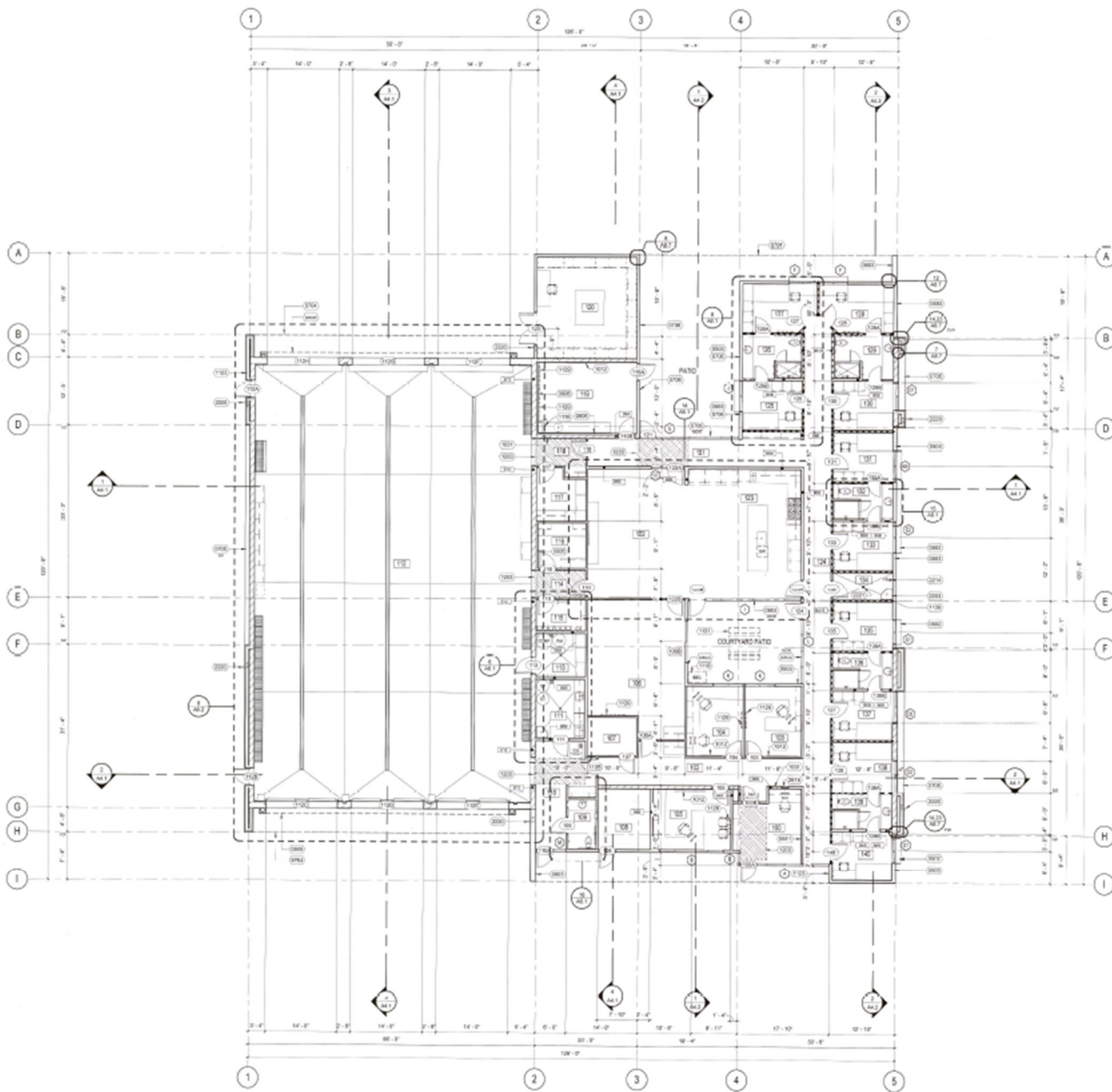
Site Plan(s)


Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171582.25R000-016.254	Fire Station #1	
	Source	On-Site Date	
	Google	August 8, 2025	

Floor Plan



 BUREAU VERITAS	Drawing	Project Number	Project Name
		171582.25R000-016.254	Fire Station #1
	Source	On-Site Date	
	Drawing	August 8, 2025	



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fire Station #1

Name of person completing form: Ryan 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 1961	Renovated 2018	
2	Building size in SF	11,675 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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				Generator foundation
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				Humidity problem inside / inadequate
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

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Fire Station #1

BV Project Number: 171582.25R000-016.354

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		

Fire Station #1: 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*

Fire Station #1: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Fire Station #1: Photographic Overview



DOOR HARDWARE



ACCESSIBLE INTERIOR PATH



RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN PATH OF TRAVEL



KITCHEN OVERVIEW

Appendix E:

Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9609965	D7050	Fire Alarm Panel	Fully Addressable		016-Fire Station #1	Utility Rooms/Areas		No dataplate	No dataplate	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9610158	E1030	Laundry Equipment	Dryer, Commercial, 30 to 50 LB	No dataplate	016-Fire Station #1	Throughout	Whirlpool	No dataplate	No dataplate	2018		
2	9610159	E1030	Laundry Equipment	Washer, Commercial, 20 to 30 LB	No dataplate	016-Fire Station #1	Throughout	Whirlpool	No dataplate	No dataplate	2018		
3	9610007	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		016-Fire Station #1	Kitchen				2018		
4	9609949	E1030	Foodservice Equipment	GE Standard-Depth 27-cu ft 3 -Door French Door Refrigerator	27-cu ft	016-Fire Station #1	Kitchen	General Electric	GNE27JYMWFFS	AV321757	2018		
5	9609987	E1030	Foodservice Equipment	Microwave Commercial		016-Fire Station #1	Kitchen				2018		
6	9610010	E1030	Foodservice Equipment	Range/Oven, 8-Burner		016-Fire Station #1	Kitchen				2018		
7	9610001	E1030	Foodservice Equipment	Refrigerator with Internal Water Dispenser 19.8 cu. ft.	19.8 cu. ft.	016-Fire Station #1	Kitchen	Viking	RVRF3361SS2	4A82320632	2018		
8	9609996	E1030	Foodservice Equipment	Refrigerator with Internal Water Dispenser 19.8 cu. ft.	19.8 cu. ft.	016-Fire Station #1	Kitchen	Vinking	RVRF3361SS2	4A2320540	2018		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G20 OTHER													
1	9609986	G2080	Irrigation System	Control Panel		016-Fire Station #1	Site General				2018		2