FACILITY CONDITION ASSESSMENT

prepared for

Gensler
1225 17th Street, Suite 150
Denver, CO 80202
Michael Adkins

Fire Station #4
2300 Placentia Avenue
Costa Mesa, CA 92626

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ON SITE DATE:
May 31, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	2
Main Address	2300 Placentia Avenue, Costa Mesa, CA 92626
Site Developed	1967 Renovated 2018
Outside Occupants / Leased Spaces	None of the property is leased by outside parties.
Date(s) of Visit	May 31, 2025
Management Point of Contact	Gensler Michael Adkins, Senior Associate 303-446-3397
On-site Point of Contact (POC)	Ryan Wilson
Assessment and Report Prepared By	Eric Fewson
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The site was developed in 1967 with most finishes and MEP distribution systems being retained since that time. Some interior finishes have been maintained or replaced as-needed since original construction depending on severity of need and availability of funding. The adjacent ambulance bay was constructed in 2018 and at the same time, an extension of the main high bay was constructed concurrently.

Architectural

Major architectural finishes like the windows and doors are believed to be original. Windows on the front side of the building are not secured and leave open the potential for vandalism or forced entry into living quarter spaces. All windows leak and have both internal and external seal failures. Laminate flooring has been installed in the berthing areas within the last few years and is sufficient for the near term. Existing carpeting is stained and unstretched in living quarter spaces. The roof on the original portion of the building has had leak issues for several years. Due to the original layout of the berthing areas, privacy concerns are now on-going. Litigation against the city regarding sufficient privacy for female employees has reinforced the opinion that the building is not designed to current standards for a viable fully staffed fire station.

Mechanical, Electrical, Plumbing and Fire (MEPF)

With the exception of the high bay areas, all spaces of the building are served by packaged rooftop units. All rooftop units were replaced around 2018 and will remain serviceable for the near term. However, HVAC ductwork consists of original uninsulated metal with a large portion located on the roof. Due to the exposure and inherent heat gain, the existing rooftop units are undersized and cannot provide adequate cooling. This leads to ongoing comfort complaints throughout the living quarter spaces as multiple residential style fans are used in most spaces. Interior lighting upgrades consisting of LED lamp retrofits are sufficient for the near term, however some fluorescent technology remains in service. The electrical system is an original single-phase service. The main switchboard is undersized and should be a three-phase model for a building of this type. The backup generator has been replaced over time but does not appear to have been correctly sized during prior replacement. The electrical system is a major concern with fire department leadership as the building is currently prevented from making important upgrades to support infrastructure due to the outdated single phase system. The building lacks an automatic fire suppression system. There is currently no fire alarm system in place as only outdated residential style smoke detectors are currently used. Ironically, the smoke detectors inside the fire station are suspected to be decades old and are not connected to a distributed notification system. The station also lacks a security system and updated communications infrastructure. Subsequently, due to past trespassing issues and local homeless problem, there is a safety concern for on-site personnel. The plumbing system is original with pipe failures, backups and extremely low water pressure occurring frequently. The lack of drains in the high bay area have created premature flooring finish failures and slipping hazards for personnel. Due to the ongoing issues of the electrical, plumbing, communication and HVAC systems, there are limitations to the ability to upgrade the building to a viable up-to-date fire station.

Site

Site hard surfaces have been well maintained to accommodate heavy equipment with no major issues observed. Parking spaces are limited to personnel parking and are also devoid of major issues. Fencing has been upgraded to address trespassing into the rear equipment yard of the building, however a lack of a barrier on the front side of the property is an ongoing safety concern. Landscaping is relatively flat with no major issues noted. Fixtures and features of the site are limited to a small firepit area in the rear of the original building. The firepit area uses updated materials and should remain viable for many years.

Recommended Additional Studies

It is recommended to retain a professional architect to address the multiple modernization needs of the building.

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		
Replacement Value *$6,683,300*	*Total SF* *9,700*	*Cost/SF* *$689*

	Est Reserve Cost	FCI
Current	$352,200	5.3 **%**
3-Year	$672,600	10.1 **%**
5-Year	$1,366,900	20.5 **%**
10-Year	$1,533,200	22.9 **%**

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

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
008 - Fire Station #4	D2014	Plumbing System, Supply and Sanitary, High Density (includes fixtures), Replace	Poor	Retrofit/Adaptation	$148,800
008 - Fire Station #4	B2022	Glazing, any type by SF, Replace	Poor	Retrofit/Adaptation	$51,400
008 - Fire Station #4	D5021	Switchboard, 120/208 V, Replace	Poor	Retrofit/Adaptation	$64,900
008 - Fire Station #4	B2051	Exterior Door, Aluminum-Framed and Glazed, Standard Swing, Replace	Poor	Retrofit/Adaptation	$3,200
008 - Fire Station #4	P2032	Architectural Study, Building Envelope, Façade, Evaluate/Report	Poor	Retrofit/Adaptation	$17,400
008 - Fire Station #4	D6022	Low Voltage System, Phone and Data Lines, Replace	Poor	Retrofit/Adaptation	$18,100
008 - Fire Station #4	D5031	Electrical System, Wiring and Switches, High Density/Complexity, Replace	Poor	Retrofit/Adaptation	$48,300
TOTAL (7 items)					**$352,200**

Key Findings

Switchboard in Poor condition.

120/208 V
008 - Fire Station #4
Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $64,900

Obsolete and undersized - AssetCALC ID: 9407716

Glazing in Poor condition.

any type by SF
008 - Fire Station #4
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $51,400

All single pane and leaking - AssetCALC ID: 9407752

No photo
Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, High Density/Complexity
008 - Fire Station #4
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2030**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $52,100

Currently no fire suppression system in service - AssetCALC ID: 9407743

Electrical System in Poor condition.

Wiring and Switches, High Density/Complexity
008 - Fire Station #4
Throughout Building

Uniformat Code: D5030
Recommendation: **Replace in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $48,300

Original single phase system is undersized and insufficient for a fire station - AssetCALC ID: 9407748

Plumbing System in Poor condition.

Supply and Sanitary, High Density (includes fixtures)
008 - Fire Station #4
Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Plan Type: Retrofit/Adaptation

Cost Estimate: $148,800

Low flow and backups are common - AssetCALC ID: 9407757

Low Voltage System in Poor condition.

Phone and Data Lines
008 - Fire Station #4
Electrical Room

Uniformat Code: D6020
Recommendation: **Replace in 2025**

Plan Type: Retrofit/Adaptation

Cost Estimate: $18,100

Antiquated phone system is not sufficient given that it's a fire station. - AssetCALC ID: 9407673

Exterior Door in Poor condition.

Aluminum-Framed and Glazed, Standard Swing
008 - Fire Station #4
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Plan Type: Retrofit/Adaptation

Cost Estimate: $3,200

Functionality is poor at best - AssetCALC ID: 9407745

Flooring in Poor condition.

Carpet, Commercial Standard
008 - Fire Station #4
Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Plan Type: Retrofit/Adaptation

Cost Estimate: $9,300

Stained throughout, extremely worn - AssetCALC ID: 9407720

Flooring in Failed condition.

any surface, w/ Epoxy Coating
008 - Fire Station #4
High bay

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2026**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $44,800

Peeling away in multiple areas - AssetCALC ID: 9407690

No photo

Modernization recommendation

Item does not currently exist at site

Fire Alarm System

Full System Upgrade, Advanced Addressable
008 - Fire Station #4
Throughout Building

Uniformat Code: D7050
Recommendation: **Upgrade/Install in 2030**

Plan Type:
Retrofit/Adaptation

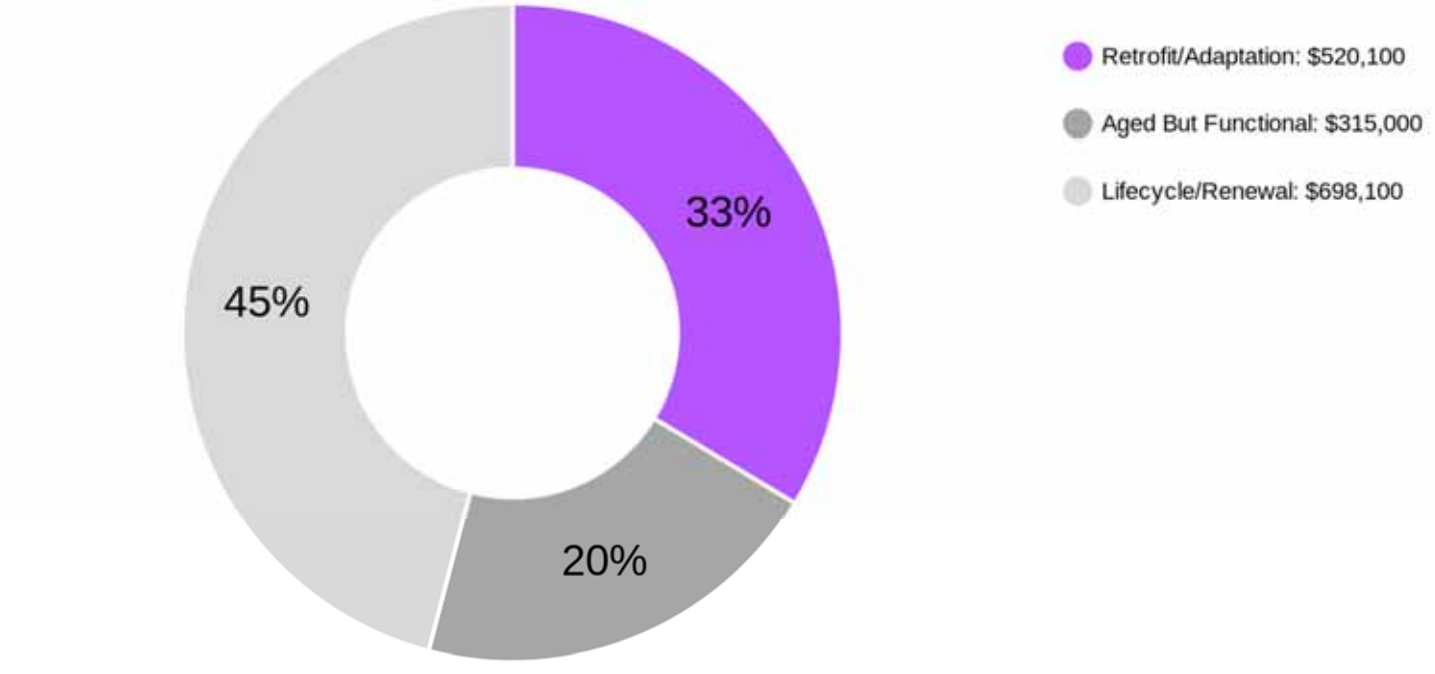
Cost Estimate: $44,600

No distributed system, only residential style smoke detectors - AssetCALC ID: 9407723

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



10-Year Total: $1,533,200

2. Building Systems and Site Elements

Building Systems Summary		
Address	2300 Placentia Avenue, Costa Mesa, CA 92626	
GPS Coordinates	33.658499, -117.9318242	
Constructed/Renovated	1967 Renovated 2018	
Building Area	9,700 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO/PVC finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and epoxy-type coating Floors: Carpet, ceramic tile, rubber tile, laminate plank and coated concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric and gas-fired heaters with tank, instant-hot under sink Fixtures: Toilets, urinals, showers and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main single-phase switchboard with copper wiring Interior Lighting: LED retrofits, fluorescent lighting Emergency Power: Diesel generator	Poor
Fire Alarm	Outdated residential style smoke detectors	Poor
Equipment/Special	Commercial kitchen 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	The building functionality is in poor condition. The layout of the building is not up to current standards for fire stations. Privacy, comfortable spaces and up-to-date support equipment are lagging behind peer facilities. Providing the latest support equipment also requires an upgrade of an extremely outdated and overloaded single phase electrical system. For the building to be viewed as a viable support building, electrical system upgrades and renovation improvements are recommended in the near term. Security is also a great concern as the front of the building is not protected from trespassing and errant vehicle accidents. A professional architect must be retained to analyze the existing conditions, provide recommendations and estimate the scope and cost of any required renovations. The cost of this study is included in the cost tables. Due to the ambiguity of the required renovation scope at the time of this assessment, the cost for any possible subsequent improvements is not included.	

Building Systems Summary	
Areas Observed	All interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.
Key Spaces Not Observed	All key areas of the facility were accessible and observed.

Site Information		
Site Area	2.1 acres	
Parking Spaces	13 total spaces all in open lots; None of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete aprons, concrete sidewalk	Fair
Site Development	Building-mounted signage; chain link, CMU and wood composite fencing Small patio/cooking area Limited picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas Above-ground diesel storage tank integrated to generator	Fair
Site Lighting	Ground-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
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	The site should be assessed by a registered professional architect as part of a comprehensive needs assessment for the building.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

008 - Fire Station #4: 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	$54,612	$52,894	$135	$27,608	$33,419	$168,668
Roofing	$0	$5,876	$187,405	$0	$37,311	$230,592
Interiors	$0	$163,613	$40,257	$2,207	$216,411	$422,488
Plumbing	$148,781	$18,228	$65,249	$787	$67,892	$300,937
HVAC	$0	$34,353	$360	$4,016	$46,798	$85,527
Fire Protection	$0	$0	$60,366	$0	$0	$60,366
Electrical	$113,210	$2,641	$1,194	$64,021	$210,872	$391,938
Fire Alarm and Electronic Systems	$18,121	$0	$51,743	$0	$32,728	$102,592
Equipment and Furnishings	$0	$31,710	$8,486	$14,968	$85,386	$140,550
Special Construction and Demo	$0	$0	$0	$0	$0	$0
Sitework	$0	$0	$290,148	$52,732	$136,892	$479,772
Follow-up Studies	$17,436	$0	$0	$0	$0	$17,436
TOTALS	**$352,200**	**$309,400**	**$705,400**	**$166,400**	**$867,800**	**$2,401,200**

3. ADA Accessibility

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- 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 1967. The ambulance bay was added in 2018 but few accessibility improvements appear to have been implemented at that time.

No costs or detailed follow-up study are currently recommended since this facility is neither accessible to the general public nor a place where employees regularly work or reside. Accessibility accommodations will reportedly be made when and if use changes or specific needs arise. 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 *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Gensler, (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station #4, 2300 Placentia 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.

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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 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - AMBULANCE BAY FRONT ELEVATION

6 - AMBULANCE BAY RIGHT ELEVATION

Photographic Overview

7 - AMBULANCE BAY REAR ELEVATION

8 - AMBULANCE BAY LEFT ELEVATION

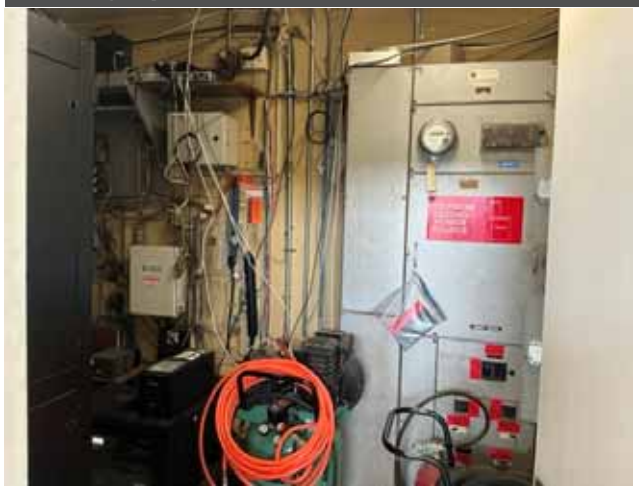
9 - PRIMARY ROOF OVERVIEW

10 - SECONDARY ROOF OVERVIEW

11 - INTERIOR PHOTO

12 - INTERIOR PHOTO

Photographic Overview



13 - ELECTRICAL ROOM

14 - HIGH BAY

15 – SHOWER AREA

16 - EXERCISE ROOM

17 - BATHROOM

18 - LOCKER ROOM

Photographic Overview

19 - KITCHEN

20 - HALLWAY

21 - PARKING AREA

22 - PARKING AREA

23 - FIREPIT AREA

24 - VEHICLE ENTRANCE

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
171582.25R000-008.354	Fire Station #4
Source	**On-Site Date**
Google	June 3, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: 008 - Fire Station #4

Name of person completing form: Ryan Wilson

Title / Association w/ property: Assistant Engineer

Length of time associated w/ property: 1 year

Date Completed: 5/31/2025

Phone Number: 949.803.1541

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1967	Renovated: 2018	Ambulance bay and high bay extension
2	Building size in SF	5,973 **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).	2018 addition, extension		
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.	Overhead door track floor is failing, high bay flooring is peeling, automatic door system is not completely functional, asbestos throughout building, no fire suppression or fire alarm system, single phase original electrical system is undersized and not up to current standards, uninsulated original ductwork, sewer backups are common, envelope leaks throughout, rust in domestic water system, site is not protected		

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				Throughout
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Severe issue in past, remediation consisted of paint
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Frequent backups
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				Ongoing. Original uninsulated ductwork and dampers. Residential fans everywhere due to lack of adequate ventilation
14	Is the electrical service outdated, undersized, or problematic?	X				Original, undersized
15	Are there any problems or inadequacies with exterior lighting?	X				Dark spots, cannot drill into structure for new lights due to asbestos
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			Asbestos
18	ADA: Has an accessibility study been previously performed? If so, when?				X	Not open to public
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 #4

BV Project Number: 171582.25R000-008.354

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	Not open to public
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		

008 - Fire Station #4: Accessibility Issues

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

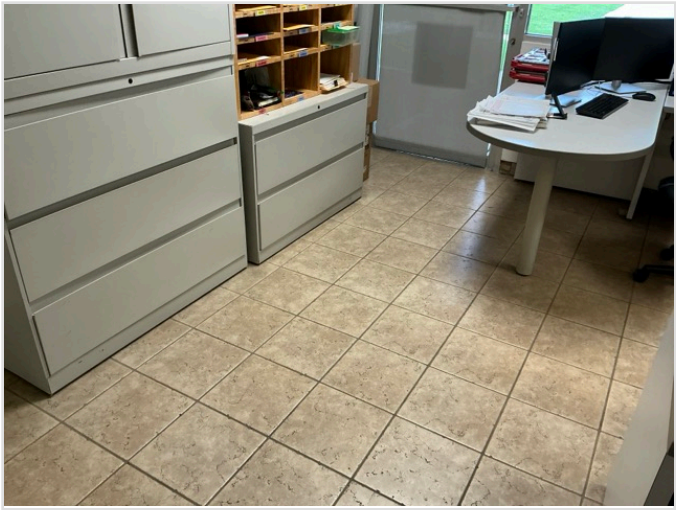
008 - Fire Station #4: Photographic Overview

ACCESSIBLE PATH

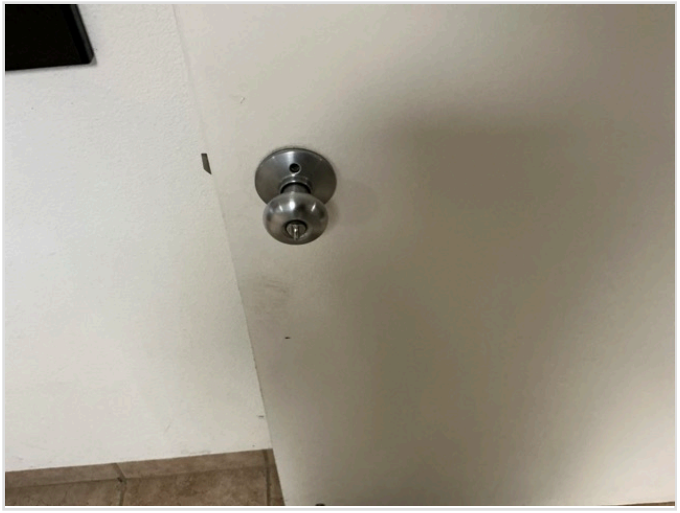
CURB CUT

MAIN ENTRANCE

DOOR HARDWARE



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

008 - Fire Station #4: Photographic Overview

SINK CLEARANCE

OVEN WITH CONTROLS

Appendix E:
Component Condition Report

Component Condition Report | 008 - Fire Station #4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	4,900 SF	2	9407679
B2020	Building Exterior	Poor	Glazing, any type by SF	750 SF	0	9407752
B2020	Ambulance Bay	Fair	Glazing, any type by SF	200 SF	23	9407728
B2050	Ambulance Bay	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	23	9407699
B2050	Ambulance Bay	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	23	9407729
B2050	High bay	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	2	9407717
B2050	Ambulance Bay	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	8	9407704
B2050	Building Exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	0	9407745
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	2	9407764
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	23	9407682
B2050	High bay	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	2	23	9407693
B2050	High bay	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	4	8	9407727
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	1	3	9407759
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC [Original High Bay]	3,600 SF	5	9407697
B3010	Ambulance Bay	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	13	9407751
B3010	Roof	Fair	Roofing, Built-Up [Original Building]	4,900 SF	5	9407725
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	2	9407687
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	2	9407711
B3060	Roof	Fair	Roof Skylight, per SF of glazing	35 SF	2	9407709
Interiors						
C1030	Throughout Building	Fair	Door Hardware, Office, per Door	35	5	9407707
C1030	Building Exterior	Fair	Interior Door, Wood, Solid-Core	32	2	9407705

Component Condition Report | 008 - Fire Station #4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Metal	2		2	9407692
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	30	LF	2	9407691
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	17,000	SF	2	9407689
C2010	Ambulance Bay	Fair	Wall Finishes, any surface, Prep & Paint	2,000	SF	3	9407677
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	200	SF	5	9407758
C2030	Ambulance Bay	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200	SF	3	9407675
C2030	Berthing area	Fair	Flooring, Laminate Faux Wood	200	SF	8	9407668
C2030	High bay	Failed	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000	SF	1	9407690
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	350	SF	5	9407676
C2030	Throughout Building	Poor	Flooring, Carpet, Commercial Standard	1,000	SF	1	9407720
C2030	Exercise room	Fair	Flooring, Rubber Tile	250	SF	5	9407739
C2030	Commercial Kitchen	Fair	Flooring, Ceramic Tile	1,000	SF	15	9407686
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,500	SF	2	9407685
C2050	Ambulance Bay	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200	SF	3	9407741
Plumbing							
D2010	Ambulance Bay	Fair	Water Heater, Electric, Instant Hot	1		8	9407715
D2010	Utility Rooms/Areas	Fair	Pump, Circulation, Domestic Water	1		2	9407746
D2010	Ambulance Bay	Fair	Plumbing System, Supply & Sanitary, Very Low Density (includes fixtures)	1,200	SF	33	9407710
D2010	Locker Rooms	Fair	Shower, Valves & Heads, Single Showerhead	2		2	9407721
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Commercial (12 kW)	1		18	9407742
D2010	Throughout Building	Poor	Plumbing System, Supply & Sanitary, High Density (includes fixtures)	5,973	SF	0	9407757
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1		2	9407702
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3		2	9407722
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3		5	9407763
D2010	Utility Rooms/Areas	Excellent	Water Heater, Gas, Commercial (200 MBH)	1		19	9407695

Component Condition Report | 008 - Fire Station #4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	9407700
D2010	Restrooms	Fair	Urinal, Standard	1	5	9407733
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	2	9407747
D2010	Ambulance Bay	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	9407718
D2060	High bay	Fair	Air Compressor, Tank-Style	1	4	9407731
HVAC						
D3020	Utility Rooms/Areas	Excellent	Boiler Supplemental Components, Expansion Tank	1	39	9407714
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,500 SF	2	9407756
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	9407732
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	9407671
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	9407736
D3060	Ambulance Bay	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	18	9407735
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	1	5	9407688
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	5,973 SF	5	9407743
Electrical						
D5010	Site General	Fair	Generator, Diesel	1	18	9407678
D5010	Site General	Fair	Automatic Transfer Switch, ATS	1	18	9407749
D5020	Ambulance Bay	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,200 SF	33	9407753
D5020	Electrical Room	Poor	Switchboard, 120/208 V	1	0	9407716
D5030	Throughout Building	Poor	Electrical System, Wiring & Switches, High Density/Complexity	9,700 SF	0	9407748
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,500 SF	10	9407680
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	32	13	9407761
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	5	2	9407712
D5040	High bay	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	3	9407670

Component Condition Report | 008 - Fire Station #4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Ambulance Bay	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,200 SF	13	9407740
D5040	Ambulance Bay	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	3	9407706
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Poor	Low Voltage System, Phone & Data Lines	9,700 SF	0	9407673
D7050	Throughout Building	NA	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	5,973 SF	5	9407723
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	6 LF	2	9407674
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	9407696
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	12 LF	19	9407750
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	17	9407738
E1040	High bay	Fair	Healthcare Equipment, Medical Gas, Alarm Panel	1	5	9407726
E2010	Commercial Kitchen	Fair	Casework, Cabinetry, Standard	40 LF	2	9407713
E2010	Ambulance Bay	Fair	Casework, Cabinetry, Standard	30 LF	13	9407681
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	30 LF	7	9407724
E2010	Ambulance Bay	Fair	Casework, Countertop, Plastic Laminate	15 LF	8	9407719
E2010	Commercial Kitchen	Fair	Casework, Countertop, Solid Surface	20 LF	27	9407755
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	30 LF	4	9407737
Special Construction & Demo						
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	120 SF	23	9407754
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,500 SF	4	9407698
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,500 SF	4	9407672
G2020	Site	Fair	Vehicular Access Devices, Operator, Large Gate	2	5	9407703
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,700 SF	43	9407762
Athletic, Recreational & Playfield Areas						

Component Condition Report | 008 - Fire Station #4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Site	Fair	Campground Accessories, Fire Pit, Bowl or Ring w/ Grate	1		13	9407744
Sitework							
G2060	Site	Fair	Park Bench, Precast Concrete	2		18	9407694
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1		13	9407683
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	10	LF	15	9407701
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 6'	20	LF	18	9407708
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	5,500	SF	25	9407684
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	2		10	9407730
G2060	Site	Fair	Flagpole, Metal	1		23	9407734
G4050	Roof	Fair	Site Lighting, Floodlights, Replace/Install	1		8	9407669
Follow-up Studies							
P2030		Poor	Architectural Study, Building Envelope, Façade, Evaluate/Report	2		0	9415996

Appendix F:
Replacement Reserves

Replacement Reserves Report

008 - Fire Station #4

6/25/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
008 - Fire Station #4	$352,163	$55,802	$253,537	$11,132	$323,142	$371,094	$0	$13,786	$33,053	$34,735	$84,777	$74,994	$108,706	$145,002	$40,267	$48,141	$0	$8,646	$212,793	$138,623	$90,593	$2,400,986
Grand Total	**$352,163**	**$55,802**	**$253,537**	**$11,132**	**$323,142**	**$371,094**	**$0**	**$13,786**	**$33,053**	**$34,735**	**$84,777**	**$74,994**	**$108,706**	**$145,002**	**$40,267**	**$48,141**	**$0**	**$8,646**	**$212,793**	**$138,623**	**$90,593**	**$2,400,986**

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
B2010	Building Exterior	9407679	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	8	2	4900	SF	$3.82	$4.76	$23,312			$23,312										$23,312									**$46,625**
B2020	Building Exterior	9407752	Glazing, any type by SF, Replace	30	30	0	750	SF	$55.00	$68.50	$51,375	$51,375																					**$51,375**
B2050	Building Exterior	9407745	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	30	0	2	EA	$1,300.00	$1,619.09	$3,238	$3,238																					**$3,238**
B2050	Building Exterior	9407764	Exterior Door, Steel, Commercial, Replace	40	38	2	1	EA	$4,060.00	$5,056.53	$5,057			$5,057																			**$5,057**
B2050	Building Exterior	9407759	Exterior Door, Steel, any type, Refinish	10	7	3	1	EA	$100.00	$124.55	$125				$125										$125								**$249**
B2050	High bay	9407717	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	28	2	1	EA	$6,300.00	$21,492.14	$21,492			$21,492																			**$21,492**
B2050	Ambulance Bay	9407704	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	7	8	1	EA	$3,500.00	$4,359.08	$4,359									$4,359													**$4,359**
B2050	High bay	9407727	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	7	8	4	EA	$3,500.00	$4,359.08	$17,436									$17,436													**$17,436**
B3010	Roof	9407697	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	3600	SF	$17.00	$21.17	$76,222						$76,222																**$76,222**
B3010	Roof	9407725	Roofing, Built-Up, Replace	25	20	5	4900	SF	$14.00	$17.44	$85,438						$85,438																**$85,438**
B3010	Ambulance Bay	9407751	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	1200	SF	$17.00	$21.17	$25,407														$25,407								**$25,407**
B3020	Roof	9407687	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	38	2	20	LF	$90.00	$112.09	$2,242			$2,242																			**$2,242**
B3020	Roof	9407711	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	100	LF	$9.00	$11.21	$1,121			$1,121																			**$1,121**
B3060	Roof	9407709	Roof Skylight, per SF of glazing, Replace	30	28	2	35	SF	$50.00	$62.27	$2,180			$2,180																			**$2,180**
C1030	Building Exterior	9407705	Interior Door, Wood, Solid-Core, Replace	40	38	2	32	EA	$700.00	$871.82	$27,898			$27,898																			**$27,898**
C1030	Throughout Building	9407707	Door Hardware, Office, per Door, Replace	30	25	5	35	EA	$350.00	$435.91	$15,257						$15,257																**$15,257**
C1090	Restrooms	9407692	Toilet Partitions, Metal, Replace	20	18	2	2	EA	$850.00	$1,058.63	$2,117			$2,117																			**$2,117**
C1090	Locker Rooms	9407691	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	18	2	30	LF	$500.00	$622.73	$18,682			$18,682																			**$18,682**
C2010	Throughout Building	9407689	Wall Finishes, any surface, Prep & Paint	10	8	2	17000	SF	$1.50	$1.87	$31,759			$31,759										$31,759									**$63,518**
C2010	Ambulance Bay	9407677	Wall Finishes, any surface, Prep & Paint	10	7	3	2000	SF	$1.50	$1.87	$3,736				$3,736										$3,736								**$7,473**
C2030	High bay	9407690	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	9	1	3000	SF	$12.00	$14.95	$44,836		$44,836										$44,836										**$89,672**
C2030	Ambulance Bay	9407675	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1200	SF	$1.50	$1.87	$2,242				$2,242										$2,242								**$4,484**
C2030	Restrooms	9407758	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	200	SF	$12.00	$14.95	$2,989						$2,989																**$5,978**
C2030	Restrooms	9407676	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	350	SF	$12.00	$14.95	$5,231						$5,231																**$10,462**
C2030	Commercial Kitchen	9407686	Flooring, Ceramic Tile, Replace	40	25	15	1000	SF	$18.00	$22.42	$22,418																						**$22,418**
C2030	Exercise room	9407739	Flooring, Rubber Tile, Replace	15	10	5	250	SF	$9.00	$11.21	$2,802						$2,802															$2,802	**$5,605**
C2030	Berthing area	9407668	Flooring, Laminate Faux Wood, Replace	15	7	8	200	SF	$7.00	$8.72	$1,744									$1,744													**$1,744**
C2030	Throughout Building	9407720	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1000	SF	$7.50	$9.34	$9,341		$9,341										$9,341										**$18,682**
C2050	Throughout Building	9407685	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	8500	SF	$2.00	$2.49	$21,173			$21,173										$21,173									**$42,345**
C2050	Ambulance Bay	9407741	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1200	SF	$2.00	$2.49	$2,989				$2,989										$2,989								**$5,978**
D2010	Utility Rooms/Areas	9407746	Pump, Circulation, Domestic Water, Replace	15	13	2	1	EA	$2,600.00	$3,238.17	$3,238			$3,238																	$3,238		**$6,476**
D2010	Ambulance Bay	9407715	Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	$500.00	$622.73	$623									$623													**$623**
D2010	Utility Rooms/Areas	9407742	Water Heater, Electric, Commercial (12 kW), Replace	20	2	18	1	EA	$12,400.00	$15,443.58	$15,444																				$15,444			**$15,444**
D2010	Utility Rooms/Areas	9407695	Water Heater, Gas, Commercial (200 MBH), Replace	20	1	19	1	EA	$16,600.00	$20,674.47	$20,674																					$20,674		**$20,674**
D2010	Throughout Building	9407757	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	40	0	5973	SF	$20.00	$24.91	$148,781	$148,781																					**$148,781**
D2010	Building Exterior	9407702	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$3,200.00	$3,985.44	$3,985			$3,985																			**$3,985**
D2010	Locker Rooms	9407721	Shower, Valves & Heads, Single Showerhead, Replace	30	28	2	2	EA	$800.00	$996.36	$1,993			$1,993																			**$1,993**
D2010	Restrooms	9407722	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	3	EA	$1,100.00	$1,370.00	$4,110			$4,110																			**$4,110**
D2010	Utility Rooms/Areas	9407700	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$1,743.63	$1,744			$1,744																			**$1,744**
D2010	Restrooms	9407747	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	$1,700.00	$2,117.27	$2,117			$2,117																			**$2,117**
D2010	Restrooms	9407763	Toilet, Commercial Water Closet, Replace	30	25	5	3	EA	$1,300.00	$1,619.09	$4,857						$4,857																**$4,857**
D2010	Restrooms	9407733	Urinal, Standard, Replace	30	25	5	1	EA	$1,100.00	$1,370.00	$1,370						$1,370																**$1,370**
D2060	High bay	9407731	Air Compressor, Tank-Style, Replace	20	16	4	1	EA	$41,400.00	$51,561.63	$51,562					$51,562																	**$51,562**
D3050	Throughout Building	9407756	HVAC System, Ductwork, Medium Density, Replace	30	28	2	6500	SF	$4.00	$4.98	$32,382			$32,382																			**$32,382**
D3050	Roof	9407732	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$15,000.00	$18,681.75	$18,682														$18,682								**$18,682**

Replacement Reserves Report

008 - Fire Station #4

6/25/2025

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
D3050	Roof	9407671	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$7,500.00	$9,340.88	$9,341														$9,341								**$9,341**
D3060	Restrooms	9407688	Exhaust Fan, Residential Bathroom, Replace	15	10	5	1	EA	$250.00	$311.36	$311						$311															$311	**$623**
D3060	Roof	9407736	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,989.08	$2,989											$2,989											**$2,989**
D3060	Ambulance Bay	9407735	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	7	18	1	EA	$2,400.00	$2,989.08	$2,989																				$2,989			**$2,989**
D4010	Throughout Building	9407743	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40	35	5	5973	SF	$7.00	$8.72	$52,074						$52,074																**$52,074**
D5010	Site General	9407678	Generator, Diesel, Replace	25	7	18	1	EA	$58,000.00	$72,236.10	$72,236																			$72,236			**$72,236**
D5010	Site General	9407749	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	$25,000.00	$31,136.25	$31,136																			$31,136			**$31,136**
D5020	Electrical Room	9407716	Switchboard, 120/208 V, Replace	40	40	0	1	EA	$52,100.00	$64,887.95	$64,888	$64,888																					**$64,888**
D5030	Throughout Building	9407748	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	40	0	9700	SF	$4.00	$4.98	$48,323	$48,323																					**$48,323**
D5040	Building Exterior	9407712	Exterior Light, any type, w/ LED Replacement, Replace	20	18	2	5	EA	$400.00	$498.18	$2,491			$2,491																			**$2,491**
D5040	High bay	9407670	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	2	EA	$220.00	$274.00	$548				$548										$548								**$1,096**
D5040	Ambulance Bay	9407706	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	2	EA	$220.00	$274.00	$548				$548										$548								**$1,096**
D5040	Throughout Building	9407680	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8500	SF	$4.50	$5.60	$47,638											$47,638											**$47,638**
D5040	Building Exterior	9407761	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	32	EA	$400.00	$498.18	$15,942														$15,942								**$15,942**
D5040	Ambulance Bay	9407740	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	1200	SF	$4.50	$5.60	$6,725														$6,725								**$6,725**
D6020	Electrical Room	9407673	Low Voltage System, Phone & Data Lines, Replace	20	20	0	9700	SF	$1.50	$1.87	$18,121	$18,121																				$18,121	**$36,243**
D7050	Throughout Building	9407723	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	20	15	5	5973	SF	$6.00	$7.47	$44,634						$44,634																**$44,634**
E1030	Commercial Kitchen	9407674	Commercial Kitchen Line, Cooking Equipment, Replace	20	18	2	6	LF	$2,000.00	$2,490.90	$14,945			$14,945																			**$14,945**
E1030	Commercial Kitchen	9407696	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$4,109.99	$4,110						$4,110															$4,110	**$8,220**
E1030	Commercial Kitchen	9407738	Foodservice Equipment, Sink, 1-Bowl, Replace	30	13	17	1	EA	$1,600.00	$1,992.72	$1,993																		$1,993				**$1,993**
E1030	Commercial Kitchen	9407750	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	1	19	12	LF	$2,000.00	$2,490.90	$29,891																				$29,891		**$29,891**
E1040	High bay	9407726	Healthcare Equipment, Medical Gas, Alarm Panel, Replace	15	10	5	1	EA	$1,124.00	$1,399.89	$1,400						$1,400															$1,400	**$2,800**
E2010	Commercial Kitchen	9407713	Casework, Cabinetry, Standard, Replace	20	18	2	40	LF	$300.00	$373.64	$14,945			$14,945																			**$14,945**
E2010	Throughout Building	9407737	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$50.00	$62.27	$1,868					$1,868															$1,868		**$3,736**
E2010	Throughout Building	9407724	Casework, Cabinetry, Standard, Replace	20	13	7	30	LF	$300.00	$373.64	$11,209							$11,209															**$11,209**
E2010	Ambulance Bay	9407719	Casework, Countertop, Plastic Laminate, Replace	15	7	8	15	LF	$50.00	$62.27	$934								$934														**$934**
E2010	Ambulance Bay	9407681	Casework, Cabinetry, Standard, Replace	20	7	13	30	LF	$300.00	$373.64	$11,209														$11,209								**$11,209**
G2020	Site	9407698	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	47500	SF	$3.50	$4.36	$207,056					$207,056																	**$207,056**
G2020	Site	9407672	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	47500	SF	$0.45	$0.56	$26,621					$26,621					$26,621					$26,621					$26,621		**$106,486**
G2020	Site	9407703	Vehicular Access Devices, Operator, Large Gate, Replace	15	10	5	2	EA	$9,400.00	$11,707.23	$23,414						$23,414															$23,414	**$46,829**
G2050	Site	9407744	Campground Accessories, Fire Pit, Bowl or Ring w/ Grate, Replace	20	7	13	1	EA	$400.00	$498.18	$498														$498								**$498**
G2060	Site	9407730	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	10	10	2	EA	$5,000.00	$6,227.25	$12,455											$12,455											**$12,455**
G2060	Site	9407683	Picnic Table, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$747.27	$747														$747								**$747**
G2060	Site	9407701	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	10	LF	$21.00	$26.15	$262																$262						**$262**
G2060	Site	9407694	Park Bench, Precast Concrete, Replace	25	7	18	2	EA	$1,000.00	$1,245.45	$2,491																			$2,491			**$2,491**
G2060	Site	9407708	Fences & Gates, Fence, Vinyl 6', Replace	25	7	18	20	LF	$28.00	$34.87	$697																			$697			**$697**
G4050	Roof	9407669	Site Lighting, Floodlights, Replace/Install	20	12	8	1	EA	$800.00	$996.36	$996								$996														**$996**
P2030	008 - Fire Station #4	9415996	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	5	0	2	EA	$7,000.00	$8,718.15	$17,436	$17,436																					**$17,436**
Totals, Unescalated												**$352,163**	**$54,177**	**$238,983**	**$10,188**	**$287,107**	**$320,109**	**$0**	**$11,209**	**$26,092**	**$26,621**	**$63,082**	**$54,177**	**$76,244**	**$98,739**	**$26,621**	**$30,900**	**$0**	**$5,231**	**$124,993**	**$79,055**	**$50,159**	**$1,935,852**
Totals, Escalated (3.0% inflation, compounded annually)												**$352,163**	**$55,802**	**$253,537**	**$11,132**	**$323,142**	**$371,094**	**$0**	**$13,786**	**$33,053**	**$34,735**	**$84,777**	**$74,994**	**$108,706**	**$145,002**	**$40,267**	**$48,141**	**$0**	**$8,646**	**$212,793**	**$138,623**	**$90,593**	**$2,400,986**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
B20 OTHER													
1	9407704	B2050	**Automatic Door Opener**	Commercial Overhead/Dock Door		008 - Fire Station #4	Ambulance Bay				2018		
2	9407727	B2050	**Automatic Door Opener**	Commercial Overhead/Dock Door		008 - Fire Station #4	High bay				2018		4

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9407746	D2010	**Pump**	Circulation, Domestic Water		008 - Fire Station #4	Utility Rooms/Areas				2000		
2	9407742	D2010	**Water Heater**	Electric, Commercial (12 kW)		008 - Fire Station #4	Utility Rooms/Areas	Rheem	Inaccessible		2023		
3	9407715	D2010	**Water Heater**	Electric, Instant Hot		008 - Fire Station #4	Ambulance Bay				2018		
4	9407695	D2010	**Water Heater**	Gas, Commercial (200 MBH)		008 - Fire Station #4	Utility Rooms/Areas	Inaccessible			2024		
5	9407702	D2010	**Backflow Preventer**	Domestic Water		008 - Fire Station #4	Building Exterior	Febco	Illegible		1995		
6	9407731	D2060	**Air Compressor**	Tank-Style		008 - Fire Station #4	High bay	Bauer			2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9407714	D3020	**Boiler Supplemental Components**	Expansion Tank		008 - Fire Station #4	Utility Rooms/Areas				2024		
2	9407732	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		008 - Fire Station #4	Roof	Carrier	48HCLA06A0A3A0A0A0	3618C79322	2018		
3	9407671	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		008 - Fire Station #4	Roof	Carrier	50VT-C30---30TP	0418C22656	2018		
4	9407735	D3060	**Exhaust Fan**	Centrifugal, 16" Damper		008 - Fire Station #4	Ambulance Bay	Inaccessible			2018		
5	9407736	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper		008 - Fire Station #4	Roof	No dataplate			2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9407678	D5010	**Generator**	Diesel		008 - Fire Station #4	Site General	Caterpillar	Inaccessible		2018		
2	9407749	D5010	**Automatic Transfer Switch**	ATS		008 - Fire Station #4	Site General	ASCO		1555385 RE	2018		
3	9407716	D5020	**Switchboard**	120/208 V		008 - Fire Station #4	Electrical Room	Cutler-Hammer			1967		
4	9407670	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		008 - Fire Station #4	High bay				2018		2
5	9407706	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		008 - Fire Station #4	Ambulance Bay				2018		2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9407696	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		008 - Fire Station #4	Commercial Kitchen				1995		
2	9407738	E1030	**Foodservice Equipment**	Sink, 1-Bowl		008 - Fire Station #4	Commercial Kitchen				2012		
3	9407726	E1040	**Healthcare Equipment**	Medical Gas, Alarm Panel		008 - Fire Station #4	High bay				2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G20 OTHER													
1	9407703	G2020	**Vehicular Access Devices**	Operator, Large Gate		008 - Fire Station #4	Site				2015		2