



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Mesa Verde Library  
2969 Mesa Verde Drive East  
Costa Mesa, CA 92626

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Number of Buildings</b>	1
<b>Main Address</b>	2969 Mesa Verde Drive East, Costa Mesa, CA 92626
<b>Site Developed</b>	1965
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	June 5, 2025
<b>Management Point of Contact</b>	Gensler Michael Adkins, Senior Associate 303-446-3397
<b>On-site Point of Contact (POC)</b>	Tung Vo
<b>Assessment &amp; Report Prepared By</b>	Nezar M. Tibi
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Mesa Verde Library was built in 1965 and has not undergone any major renovations since construction. The facility serves the city of Costa Mesa public community. The building is served by restrooms, offices and mechanical/utility spaces.

### Architectural

The building is a CMU superstructure with a metal roof deck; the roofing is a flat multi built-up style roofing. The roof seems to be original and exhibits frequent leaks throughout, repair or replacement of this roof is recommended. For all other ARCH assets, typical lifecycle replacements are budgeted and anticipated.

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

HVAC components consist of onsite packaged units providing heating and cooling for the building. The units are located at the rear of the building and appear to be functioning well. Domestic hot water is provided via one electric water heater and it is reported to be adequate for the facility's needs. Plumbing fixtures are in fair condition throughout the building.

Electrical needs are serviced by a switchboards and distribution panels. The electrical system seems to be in fair condition. There is no emergency power present at the facility. The building lacks fire suppression systems.

### Site

The asphalt parking lot located around the building is in fair condition with isolated areas of potholes and alligator asphalt surface. The site is irrigated and contains planting beds with trees, shrubs, and various ground covers. Concrete sidewalks is in fair condition. Park benches, property signs and fences are present on site.

### Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with accessibility, plumbing system, the mechanical systems and site drainage.

## Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$4,056,832	5,888	\$689	
		<b>Est Reserve Cost</b>	<b>FCI</b>
<b>Current</b>		\$54,300	1.3 %
3-Year		\$74,200	1.8 %
5-Year		\$174,500	4.3 %
10-Year		\$1,002,900	24.7 %

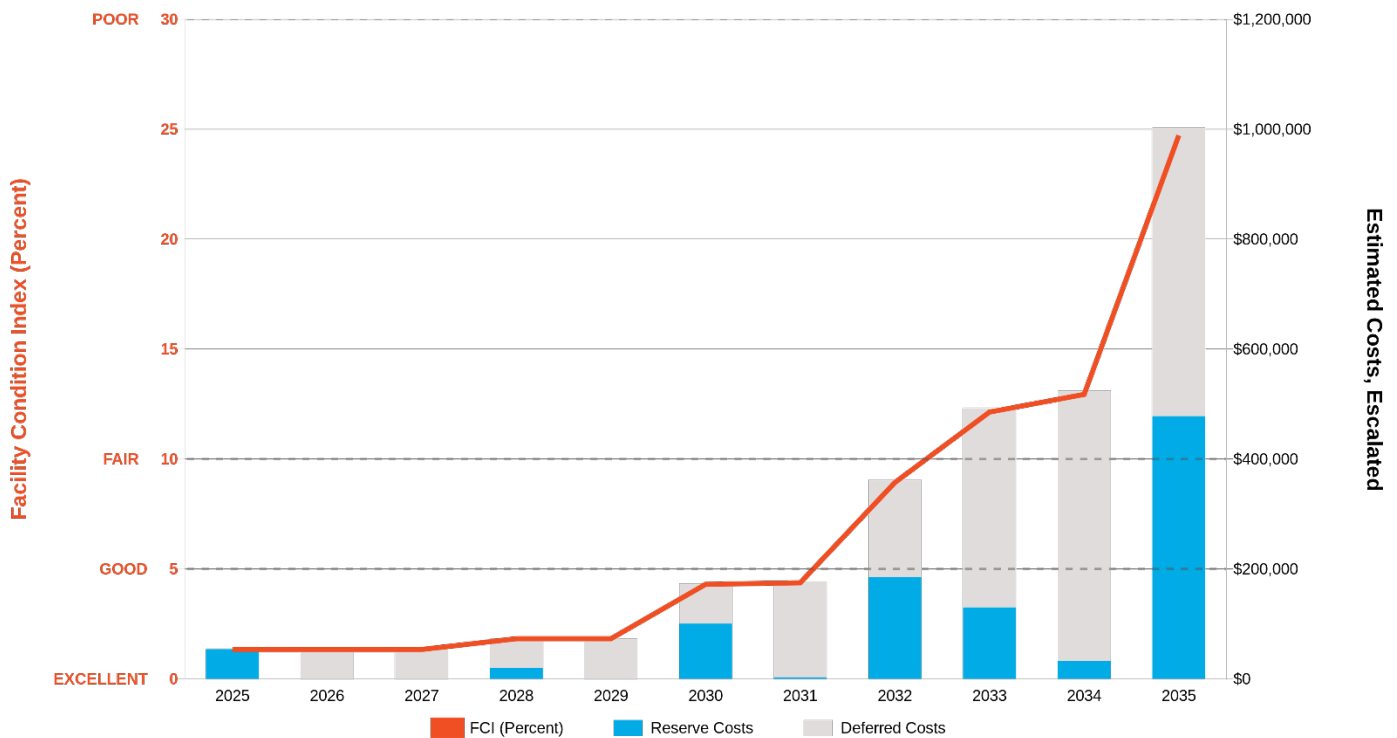
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,056,832.00

Inflation Rate: 3%

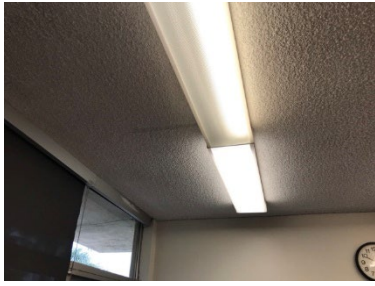
Average Needs (per year - over next 10 years): \$91,166.00



## Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
012 - Mesa Verde Library	P2032	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	\$8,700
012 - Mesa Verde Library	Y1051	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	NA	Accessibility	\$18,700
012 - Mesa Verde Library	G2021	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$4,100
012 - Mesa Verde Library	P2032	Engineering Study, Mechanical, HVAC Controls/Rebalance, Evaluate/Report	NA	Performance/Integrity	\$6,200
012 - Mesa Verde Library	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$4,100
012 - Mesa Verde Library	Y1091	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
012 - Mesa Verde Library	G2083	Landscaping, Mature Trees, Removal/Trimming, Repair	NA	Performance/Integrity	\$3,000
<b>TOTAL (7 items)</b>					<b>\$54,200</b>

### Key Findings



#### Roofing in Poor condition.

Any type, Repairs per Man-Day  
Mesa Verde Library  
Kitchen

Uniformat Code: B3010  
Recommendation: **Repair in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,100

Roof leaks were reported throughout, repair is required. - AssetCALC ID: 9431314



#### Parking Lots in Poor condition.

Pavement, Asphalt  
Mesa Verde Library  
Site Parking Areas

Uniformat Code: G2020  
Recommendation: **Repair in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,100

Isolated areas of potholes and cracks, repair is required. - AssetCALC ID: 9431320



#### Landscaping

Mature Trees, Removal/Trimming  
Mesa Verde Library  
Rear of building

Uniformat Code: G2080  
Recommendation: **Repair in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

Drainage issue was reported due to tree roots. Repair is required. - AssetCALC ID: 9431309

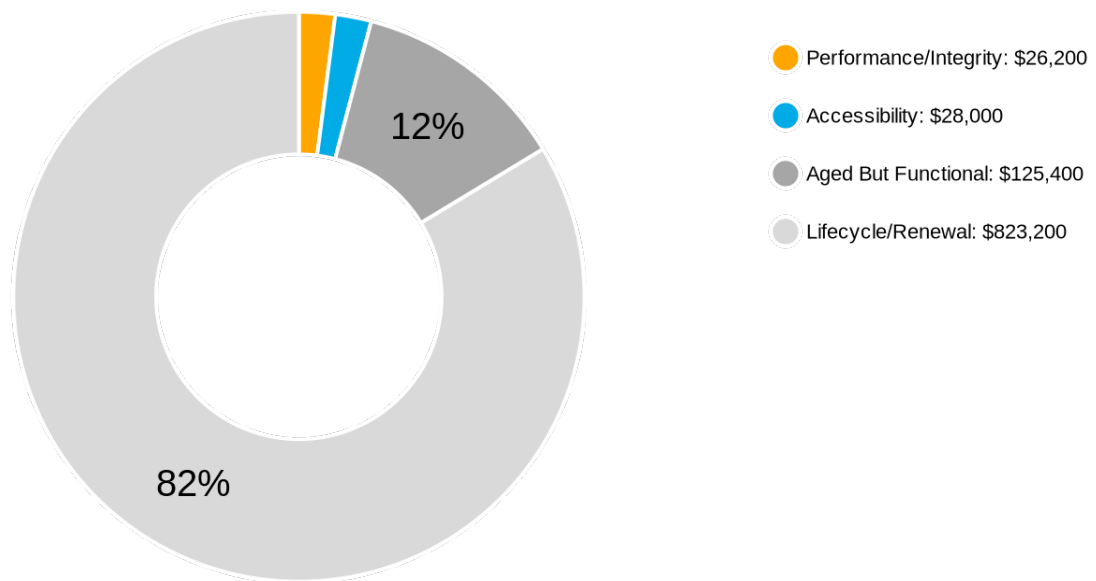


## Plan Types

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

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



10-Year Total: \$1,002,800



## 2. Building Systems and Site Elements



### Building Systems Summary

<b>Address</b>	2969 Mesa Verde Drive East, Costa Mesa, CA 92626	
<b>GPS Coordinates</b>	33.6792, -117.9274403	
<b>Constructed/Renovated</b>	1965	
<b>Building Area</b>	5,888 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by wood joists and concrete wall footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board and Unfinished Floors: Carpet, Vinyl sheeting and unfinished concrete Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	n/a

<b>Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: None	Fair
<b>Fire Suppression</b>	Fire extinguishers only.	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	Some areas of the building lack unbalanced heating and cooling system. A professional consultants must be retained to analyze the existing conditions, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
<b>Areas Observed</b>	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 roof.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

Site Information		
<b>Site Area</b>	1.39 acres	
<b>Parking Spaces</b>	86 total spaces all in open lots; 5 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; metal tube fencing. Limited park benches	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: Incandescent	Fair
<b>Ancillary Structures</b>	Storage shed	Fair
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
<b>Site Additional Studies</b>	Drainage and flooding issue was reported at the north elevation of the building during heavy rain. A professional consultants must be retained to analyze the existing conditions, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.	

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

<b>012 - Mesa Verde Library: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$13,860	\$27,949	\$142,699	\$184,508
<b>Roofing</b>	\$4,109	\$0	\$0	\$137,971	\$0	\$142,080
<b>Interiors</b>	\$0	\$0	\$86,481	\$7,654	\$201,501	\$295,636
<b>Plumbing</b>	\$0	\$0	\$0	\$4,275	\$70,385	\$74,660
<b>HVAC</b>	\$0	\$0	\$0	\$102,553	\$0	\$102,553
<b>Electrical</b>	\$0	\$0	\$0	\$174,909	\$30,513	\$205,422
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$67,102	\$0	\$67,102
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$25,242	\$10,727	\$35,969
<b>Sitework</b>	\$7,148	\$0	\$19,902	\$280,706	\$87,033	\$394,789
<b>Follow-up Studies</b>	\$14,945	\$0	\$0	\$0	\$0	\$14,945
<b>Accessibility</b>	\$28,021	\$0	\$0	\$0	\$0	\$28,021
<b>TOTALS</b>	<b>\$54,300</b>	<b>\$0</b>	<b>\$120,300</b>	<b>\$828,400</b>	<b>\$542,900</b>	<b>\$1,545,900</b>

### 3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1965. The facility has not since been substantially renovated.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 4. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *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

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Gensler; City of Costa Mesa (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mesa Verde Library, 2969 Mesa Verde Drive East, 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.

**Prepared by:** Nezar M. Tibi  
Project Assessor

**Reviewed by:**



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## 7. Appendices

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



## **Appendix A:** Photographic Record

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## **Appendix B:** Site Plan(s)

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### Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171582.25R000-012.354	Mesa Verde Library	
	Source	On-Site Date	
Google	June 5, 2025		

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

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Mesa Verde Library

**Name of person completing form:** Vivian Strabala

**Title / Association w/ property:** Branch Manager

**Length of time associated w/ property:** 6 years

**Date Completed:** 6/3/2025

**Phone Number:**

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1965	Renovated	
2	Building size in SF	5,888	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors	2018	Kitchen upgrade
		HVAC		None
		Electrical		None
		Site Pavement		None
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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				Kitchen leaks
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				Need air balance
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				North of the building
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Mesa Verde Library

**BV Project Number:** 171582.25R000-012.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Mesa Verde Library: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>				X
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>				X
<b>Elevators</b>				X
<b>Public Restrooms</b>		No ADA access		
<b>Kitchens/Kitchenettes</b>				
<b>Playgrounds &amp; Swimming Pools</b>				X
<b>Other</b>				X

*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

# Mesa Verde Library: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

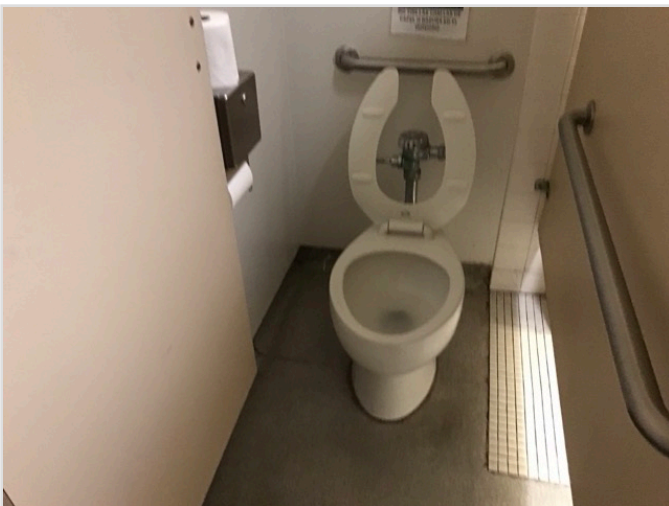
Mesa Verde Library: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



BREAKROOM OVERVIEW



SINK CLEARANCE

## **Appendix E:** Component Condition Report

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## Component Condition Report | 012 - Mesa Verde Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Curtain Wall, Glazing	420 SF	18	9431278
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,200 SF	5	9431315
B2020	Building Exterior	Fair	Glazing, any type by SF	280 SF	12	9431296
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	280 SF	10	9431318
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	13	9431313
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	14	9431297
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	10	9431317
<b>Roofing</b>						
B3010	Kitchen	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	9431314
B3010	Roof	Fair	Roofing, Built-Up	5,888 SF	10	9431322
<b>Interiors</b>						
C1030	Throughout Building	Fair	Door Hardware, Office, per Door	34	12	9431323
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	14	15	9431306
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential	10	12	9431302
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	10	9431279
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	4 LF	8	9431283
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	8,600 SF	5	9431303
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	5	9431301
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	150 SF	8	9431289
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,500 SF	5	9431304
<b>Plumbing</b>						
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9431311
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,888 SF	12	9435311

## Component Condition Report | 012 - Mesa Verde Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	12	9431288
D2010	Custodian closet	Fair	Water Heater, Gas, Residential	1	6	9431310
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	9431281
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	9431328
<b>HVAC</b>						
D3050	Rear of building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	9	9431325
D3050	Rear of building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	7	9431287
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,888 SF	10	9431326
<b>Electrical</b>						
D5020	Office Areas	Fair	Distribution Panel, 120/240 V, Residential Style	1	12	9431329
D5020	Rear of building	Fair	Secondary Transformer, Dry, Stepdown	1	8	9431307
D5020	Rear of building	Fair	Switchboard, 120/208 V	1	7	9431285
D5020	Rear of building	Fair	Switchboard, 120/208 V	1	7	9431324
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,888 SF	15	9440416
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,888 SF	8	9431282
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,888 SF	10	9431293
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,888 SF	8	9431321
D7050	Custodian closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	9431319
<b>Equipment &amp; Furnishings</b>						
E1060	Kitchen	Fair	Residential Appliances, Range Hood	1	7	9431327
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	1	6	9431292
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	9431290
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	46 LF	10	9431312
E2010	Throughout Building	Fair	Casework, Countertop, Solid Surface	46 LF	18	9431280

## Component Condition Report | 012 - Mesa Verde Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Repair	650 SF	0	9431320
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,500 SF	10	9431300
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,500 SF	3	9431330
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	1,100 SF	18	9431291
<b>Sitework</b>						
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	1	8	9431308
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	42	8	9431305
G2060	Building Exterior	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	2	8	9431284
G2060	Site General	Fair	Park Bench, Precast Concrete	3	12	9431316
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 6'	36 LF	17	9431295
G2080	Site General	Fair	Irrigation System, Control Panel	1	7	9431299
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	22,500 SF	10	9431298
G2080	Rear of building	NA	Landscaping, Mature Trees, Removal/Trimming, Repair	2	0	9431309
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	8	8	9431286
<b>Follow-up Studies</b>						
P2030	Site General	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	9434885
P2030	Community room	NA	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	1	0	9434886
<b>Accessibility</b>						
Y1050	Restrooms	NA	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	1	0	9431294
Y1090	Throughout Building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9434884

## **Appendix F:** Replacement Reserves

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Replacement Reserves Report

012 - Mesa Verde Library

7/3/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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
G2080	Rear of building	9431309	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	2	EA	\$1,216.00	\$1,514.47	\$3,029	\$3,029																					\$3,029
G4050	Building Exterior	9431286	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	12	8	8	EA	\$800.00	\$996.36	\$7,971								\$7,971														\$7,971
P2030	Site General	9434885	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$8,718.15	\$8,718	\$8,718																					\$8,718
P2030	Community room	9434886	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$6,227.25	\$6,227	\$6,227																					\$6,227
Y1050	Restrooms	9431294	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$18,681.75	\$18,682	\$18,682																					\$18,682
Y1090	Throughout Building	9434884	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$9,340.88	\$9,341	\$9,341																					\$9,341
<b>Totals, Unescalated</b>												\$54,228	\$0	\$0	\$18,215	\$0	\$86,559	\$2,391	\$150,450	\$102,669	\$24,909	\$355,637	\$0	\$93,459	\$24,691	\$25,283	\$141,508	\$0	\$1,793	\$65,617	\$0	\$0	\$1,147,408
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$54,228	\$0	\$0	\$19,904	\$0	\$100,345	\$2,855	\$185,035	\$130,058	\$32,501	\$477,947	\$0	\$133,250	\$36,260	\$38,242	\$220,465	\$0	\$2,964	\$111,708	\$0	\$0	\$1,545,760

\* Markup has been included in unit costs.

## **Appendix G:** Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	9431310	D2010	<b>Water Heater</b>	Gas, Residential	30 GAL	012 - Mesa Verde Library	Custodian closet	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	9431325	D3050	<b>Packaged Unit</b> [AC-1]	RTU, Pad or Roof-Mounted	10 TON	012 - Mesa Verde Library	Rear of building		ZH102N10N2AAA5A	N1M1414302	2014		
2	9431287	D3050	<b>Packaged Unit</b> [AC-2]	RTU, Pad or Roof-Mounted	10 TON	012 - Mesa Verde Library	Rear of building	Carrier	ZH102N10N2AAA5A	N1M1257787	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	9431307	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	012 - Mesa Verde Library	Rear of building	MGM Transformer Company					
2	9431285	D5020	<b>Switchboard</b>	120/208 V	400 AMP	012 - Mesa Verde Library	Rear of building	Federal Pacific					
3	9431324	D5020	<b>Switchboard</b>	120/208 V	400 AMP	012 - Mesa Verde Library	Rear of building	Federal Pacific					
4	9431329	D5020	<b>Distribution Panel</b>	120/240 V, Residential Style	100 AMP	012 - Mesa Verde Library	Office Areas						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	9431319	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		012 - Mesa Verde Library	Custodian closet	Radionics	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>G20 OTHER</b>													
1	9431299	G2080	<b>Irrigation System</b>	Control Panel		012 - Mesa Verde Library	Site General	Inaccessible	Inaccessible	Inaccessible			