



FACILITY CONDITION ASSESSMENT

prepared for

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



Police Substation
567 West 18th Street
Costa Mesa, CA 92627

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BV PROJECT #:

171582.25R000-014.354

DATE OF REPORT:

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ON SITE DATE:

June 4, 2025

TABLE OF CONTENTS

1. Executive Summary	1
Property Overview and Assessment Details	1
Significant/Systemic Findings and Deficiencies	2
Facility Condition Index (FCI).....	3
Immediate Needs.....	5
Key Findings	6
Plan Types	8
2. Building Systems and Site Elements	9
3. ADA Accessibility	13
4. Purpose and Scope	14
5. Opinions of Probable Costs	16
Methodology	16
Definitions	17
6. Certification	18
7. Appendices	19



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Police Station
Number of Buildings	1
Main Address	567 West 18 th Street, Costa Mesa, CA 92627
Site Developed	1958
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 4, 2025
Management Point of Contact	Gensler Michael Adkins, Senior Associate 303-446-3397
On-site Point of Contact (POC)	Tung Vo
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Sean Luxem <i>for</i> , Aspen Arnthorsdottir Program Manager 800.733.0660 x7296006 Thorgerdur.Arnthorsdottir@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Police Substation was built in 1958 and has not undergone any major renovations since construction. The facility serves the city of Costa Mesa police. 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 built-up style roofing. The roof seems to be original and exhibits frequent leaks throughout, 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 rooftop packaged units providing heating and cooling for the building. Some of the units were replaced recently and appear to be functioning well. Domestic hot water is provided via two electric water heaters and they are reported to be adequate for the facility's needs. Plumbing fixtures are in fair condition throughout the building.

Electrical needs are serviced by a switchboard and distribution panels. The electrical system is outdated and does not keep up with the recent demand. There is no emergency power present at the facility. The building lacks both fire alarm system and fire suppression systems.

Site

The asphalt parking lot located at both sides of 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.

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	
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:

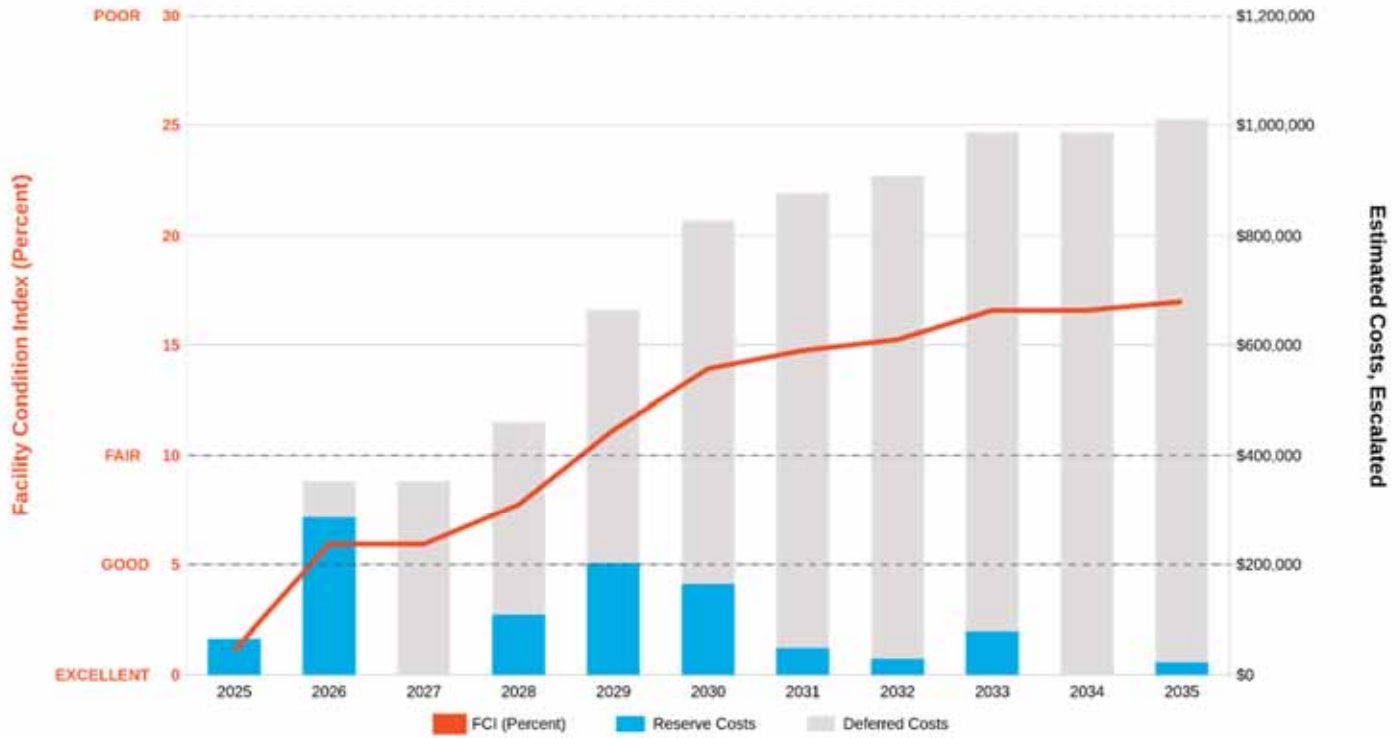
FCI Analysis			
Replacement Value	Total SF	Cost/SF	
\$5,952,271	8,639	\$689	
		Est Reserve Cost	FCI
Current		\$66,200	1.1 %
3-Year		\$461,400	7.8 %
5-Year		\$828,800	13.9 %
10-Year		\$1,010,700	17.0 %



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: \$5,952,271.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$91,875.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
014 - Police Substation	P2032	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	\$8,700
014 - Police Substation	P2032	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	NA	Performance/Integrity	\$8,700
014 - Police Substation	P2032	Engineering Study, Structural, Seismic, Evaluate/Report	NA	Performance/Integrity	\$24,900
014 - Police Substation	P2032	Engineering Study, Electrical, General Design, Evaluate	NA	Performance/Integrity	\$8,700
014 - Police Substation	Y1091	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
014 - Police Substation	G2021	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$5,700
TOTAL (6 items)					\$66,100

Key Findings



Roofing in Poor condition.

Built-Up
014 - Police Substation
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$133,400

Roof leaks were reported throughout, roof replacement is recommended. - AssetCALC ID: 9414044



Parking Lots in Poor condition.

Pavement, Asphalt
014 - Police Substation
Site Parking Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: \$5,700

Isolated area of cracks and potholes, repair is required. - AssetCALC ID: 9414025



Electrical System in Poor condition.

Wiring & Switches, Average or Low
Density/Complexity
014 - Police Substation
Throughout Building

Uniformat Code: D5030
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,900

System is original and does not meet the demand, system upgrades is recommended. - AssetCALC ID: 9414064





Plumbing System in Poor condition.

Plan Type:
Performance/Integrity

Cost Estimate: \$118,400

Supply & Sanitary, Medium Density (excludes fixtures)

014 - Police Substation
Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Original system, old pipes with frequent clogging. System replacement is recommended. - AssetCALC ID: 9414052

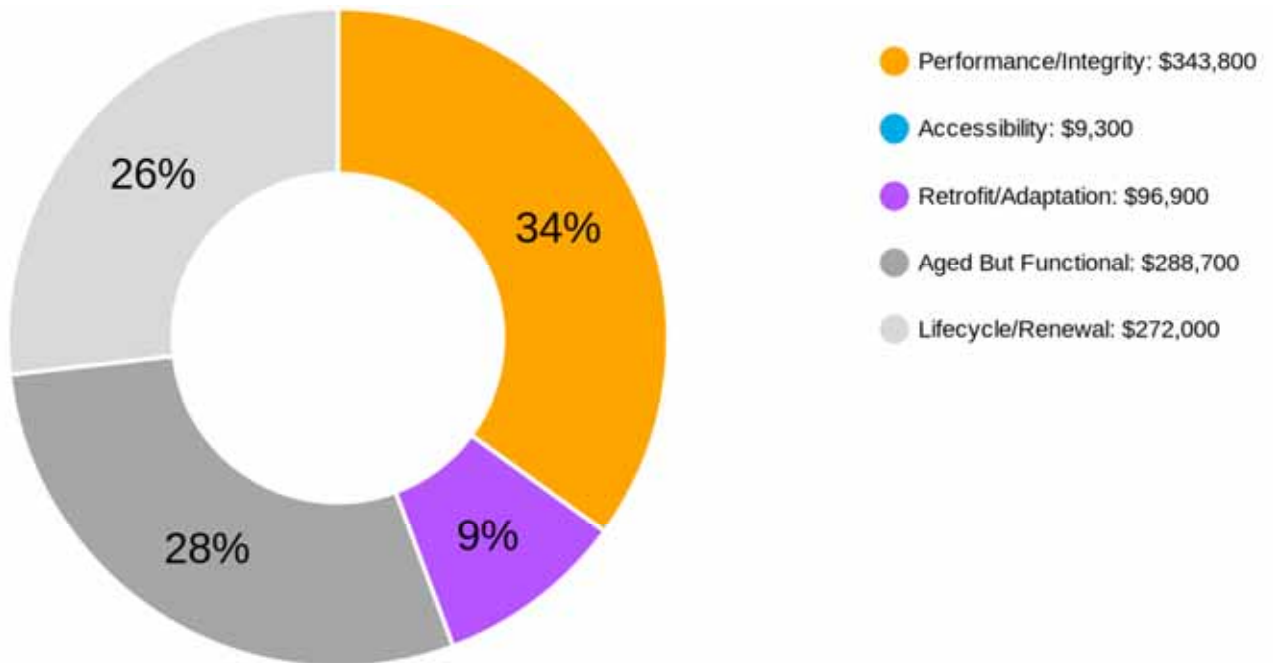


Plan Types

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: \$1,010,600

2. Building Systems and Site Elements



Building Systems Summary

Address	567 West 18 th Street, Costa Mesa, CA 92627	
GPS Coordinates	33.639559, -117.9218337	
Constructed/Renovated	1958	
Building Area	8,639 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by wood joists and wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish roofing	Poor
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

Building Systems Summary		
Plumbing	Distribution: Galvanized iron supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fan	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	n/a
Accessibility	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.	
Additional Studies	The plumbing system is original. The pipes are old, corroded and continue to be problematic. Structural cracks were reported, but was not able to observe or access. The electrical system is original and does not keep up with demand, system upgrade is recommended. A professional consultants must be retained to analyze the above existing conditions, provide recommendations and, if necessary, estimate the scope and cost of any required repairs.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> Special police Rooms; Sensitivity to operations 	

Site Information		
Site Area	1.16 acres	
Parking Spaces	84 total spaces all in open lots; 6 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs.	Fair
Site Development	None	n/a
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Fair
Ancillary Structures	None	n/a
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	Drainage and flooding issue was reported at the main entrance during heavy rain. A professional consultants must be retained to analyze the existing condition, 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.	
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.

014 - Police Substation: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$65,196	\$42,263	\$48,036	\$155,495
Roofing	\$0	\$137,388	\$0	\$4,962	\$0	\$142,350
Interiors	\$0	\$0	\$69,925	\$93,954	\$113,039	\$276,918
Plumbing	\$0	\$121,903	\$3,701	\$3,757	\$36,470	\$165,831
HVAC	\$0	\$0	\$108,678	\$0	\$17,987	\$126,665
Fire Protection	\$0	\$0	\$60,548	\$0	\$0	\$60,548
Electrical	\$0	\$27,704	\$114,953	\$0	\$1,694	\$144,351
Fire Alarm and Electronic Systems	\$0	\$0	\$36,329	\$0	\$0	\$36,329
Equipment and Furnishings	\$0	\$0	\$0	\$6,072	\$5,129	\$11,201
Sitework	\$5,705	\$0	\$16,351	\$30,838	\$236,548	\$289,442
Follow-up Studies	\$51,063	\$0	\$0	\$0	\$0	\$51,063
Accessibility	\$9,340	\$0	\$0	\$0	\$0	\$9,340
TOTALS	\$66,200	\$287,000	\$475,700	\$181,900	\$459,000	\$1,469,800

3. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1958 and some accessibility improvements appear to have been implemented since construction.

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

Scope

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

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

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Gensler (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Police Substation, 567 West 18th Street, Costa Mesa, CA 92627, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

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



Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE



6 - EXTERIOR DOOR AND WINDOW

Photographic Overview



7 - ROOFING



8 - ROOFING



9 - OFFICES



10 - OFFICES



11 - TYPICAL HALLWAY



12 - WORKOUT ROOM

Photographic Overview



13 - SINK, FAUCET HANDLES AND ACCESSORIES



14 - TOILET STALL OVERVIEW



15 - HVAC SYSTEM



16 - PACKAGED UNIT



17 - EXHAUST FAN



18 - WATER HEATER

Photographic Overview



19 - SWITCHBOARD



20 - DISTRIBUTION PANELS



21 - LANDSCAPING



22 - SIDEWALK



23 - SITE LIGHTING



24 - PARKING LOTS





Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	171582.25R000-014.354	Police Substation	
	Source	On-Site Date	
Google	June 4, 2025		

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Police Substation

Name of person completing form: Tung Vo

Title / Association w/ property: Building maintenance supervisor

Length of time associated w/ property: 10 years

Date Completed: 6/3/2025

Phone Number: 7147545279

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 1958	Renovated	
2	Building size in SF	8,639	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors		None
		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				Cracks reported
8	Are there any wall, window, basement or roof leaks?	X				Roof leaking
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				Old pipes cast iron corroded and clogged
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?	X				Not enough to keep up with the demand
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Main entrance get flooded
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Police Substation

BV Project Number: 171582.25R000-014.354

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		

014 - Police Substation: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms		No ADA access		
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

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

014 - Police Substation: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



ADDITIONAL ENTRANCE

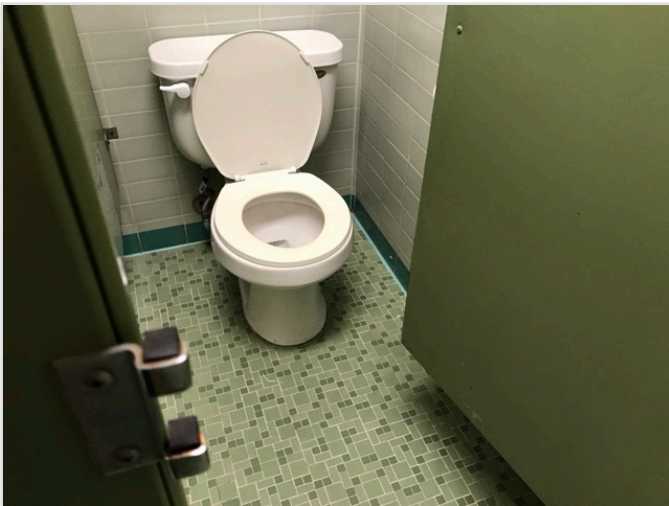
014 - Police Substation: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E: Component Condition Report

Component Condition Report | 014 - Police Substation

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,500 SF	4	9414047
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	5	9414036
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	6	9414041
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	7,650 SF	1	9414044
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	360 LF	7	9414066
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	6	10	9414033
C1030	Throughout Building	Fair	Door Hardware, Office, per Door	27	8	9414059
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential	14	8	9414050
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,500 SF	12	9414048
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,200 SF	7	9414023
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	12	9414056
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	12,500 SF	5	9414045
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	240 SF	10	9414022
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,900 SF	8	9414067
C2030	Restrooms	Fair	Flooring, Ceramic Tile	180 SF	12	9414055
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	3	9414046
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	4	9414019
Plumbing						
D2010	Throughout Building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,639 SF	1	9414052
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	9414034
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	12	9414027

Component Condition Report | 014 - Police Substation

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Residential Water Closet	6	12	9414069
D2010	Restrooms	Fair	Urinal, Waterless	1	10	9414043
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	7	9414032
D2010	Storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	9414058
D2010	Storage	Fair	Water Heater, Electric, Residential	1	7	9414039
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	14	9414063
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9414042
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9414051
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	8,639 SF	5	9414071
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	9414038
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9414035
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9414021
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9414031
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,639 SF	4	9414030
Electrical						
D5020	Rear of building	Fair	Switchboard, 120/208 V	1	4	9414018
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	3	9414026
D5030	Throughout Building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,639 SF	1	9414064
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,639 SF	5	9414053
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	3	4	9414029
Fire Alarm & Electronic Systems						
D7050	Throughout Building	NA	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,639 SF	4	9414037
Equipment & Furnishings						

Component Condition Report | 014 - Police Substation

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	22 LF	8	9414049
E2010	Throughout Building	Fair	Casework, Countertop, Solid Surface	22 LF	18	9414065
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	26,700 SF	3	9414057
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,700 SF	12	9414062
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Repair	900 SF	0	9414025
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	1,250 SF	17	9414024
Sitework						
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	1,100 SF	7	9414020
G4050	Site General	Fair	Site Lighting, Floodlights, Replace/Install	6	6	9414068
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	5	7	9414061
Follow-up Studies						
P2030	Main entrance	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	9414060
P2030	Throughout Building	NA	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1	0	9414054
P2030	Substructure	NA	Engineering Study, Structural, Seismic, Evaluate/Report	1	0	9414070
P2030	Throughout Building	NA	Engineering Study, Electrical, General Design, Evaluate	1	0	9414040
Accessibility						
Y1090	Throughout Building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9414028

Appendix F: Replacement Reserves



Replacement Reserves Report

014 - Police Substation

7/2/2025

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
G4050	Site General	9414068	Site Lighting, Floodlights, Replace/Install	20	14	6	6	EA	\$800.00	\$996.36	\$5,978							\$5,978														\$5,978	
G4050	Building Exterior	9414061	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	13	7	5	EA	\$400.00	\$498.18	\$2,491								\$2,491													\$2,491	
P2030	Main entrance	9414060	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	Throughout Building	9414054	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$8,718.15	\$8,718	\$8,718																				\$8,718	
P2030	Substructure	9414070	Engineering Study, Structural, Seismic, Evaluate/Report	0	0	0	1	EA	\$20,000.00	\$24,909.00	\$24,909	\$24,909																				\$24,909	
P2030	Throughout Building	9414040	Engineering Study, Electrical, General Design, Evaluate	0	0	0	1	EA	\$7,000.00	\$8,718.15	\$8,718	\$8,718																				\$8,718	
Y1090	Throughout Building	9414028	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	
Totals, Unescalated												\$66,110	\$278,640	\$0	\$99,094	\$180,232	\$141,958	\$41,374	\$24,087	\$62,789	\$0	\$17,337	\$0	\$145,581	\$43,921	\$50,316	\$23,352	\$11,209	\$14,011	\$17,978	\$1,495	\$0	\$1,219,484
Totals, Escalated (3.0% inflation, compounded annually)												\$66,110	\$286,999	\$0	\$108,283	\$202,852	\$164,569	\$49,403	\$29,624	\$79,540	\$0	\$23,299	\$0	\$207,563	\$64,499	\$76,108	\$36,382	\$17,987	\$23,159	\$30,606	\$2,621	\$0	\$1,469,603

* 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
D20 Plumbing													
1	9414032	D2010	Water Heater	Electric, Residential	50 GAL	014 - Police Substation	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible			
2	9414039	D2010	Water Heater	Electric, Residential	50 GAL	014 - Police Substation	Storage	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9414042	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	014 - Police Substation	Roof	Rheem	RQNJ-B060JK	7243F050704327	2007		
2	9414051	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	014 - Police Substation	Roof	Rheem	RQNJ-B060JK	7472F09704112	2007		
3	9414038	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	014 - Police Substation	Roof	Carrier	50VT-C48-30TP	4721F48480	2021		
4	9414035	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	014 - Police Substation	Roof	Rheem	RQNJ-B060JK	7472F080705452	2007		
5	9414021	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	014 - Police Substation	Roof	International Comfort Products	PHAD60N1K3	L974470424			
6	9414031	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	014 - Police Substation	Building Exterior	No dataplate	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9414018	D5020	Switchboard	120/208 V	400 AMP	014 - Police Substation	Rear of building	RSE Sierra					
2	9414026	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	014 - Police Substation	Electrical Room						
3	9414029	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		014 - Police Substation	Throughout Building						3