

FACILITY CONDITION ASSESSMENT



prepared for

Group 4 Architecture, Research + Planning, Inc
211 Linden Avenue
South San Francisco, CA 94080
Dawn Merkes



South San Francisco Municipal Building
33 Arroyo Drive
South San Francisco, CA 94080

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	One
Main Address	South San Francisco Municipal Building, 33 Arroyo Drive, South San Francisco, CA 94080
Site Developed	1969; Renovated 1979
Outside Occupants / Leased Spaces	Designated spaces are being used by a general contractor that is currently building the new Municipal Building on the other side of El Camino Real.
Date(s) of Visit	September 17, 2024
Management Point of Contact	Group 4 Architecture, Research + Ms. Dawn Merkes 650.871.0709
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Significant/Systemic Findings and Deficiencies

Historical Summary

This facility was built in 1969 as a retail store. In the late 1970's the City of South San Francisco bought the property and converted it into a Municipal Services Building, which at the time housed the Fire Department, Police Station, City Council Chambers and Parks Department. The Fire Department is the only current occupants in the recently renovated (2012) section of the building. City of South San Francisco's future for the Municipal Building is unknown. There are no current plans or future tenants anticipated.

Architectural

This two-story building is constructed with concrete tilt-up bearing walls with wood roof deck, supported by wood purlins. The concrete walls are supported by continuous spread concrete footings with a cast in place concrete slab. The exterior envelope systems and components were observed to have issues with water penetration seeping through the concrete exterior walls into the building. Efflorescence was observed on the exterior walls and attempted remedies for re-directing the water drainage was noted in the recommended survey. The roofing system was reported to have areas of failure with noted leaking. Interior finishes are heavily worn and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility heating and cooling is accomplished through package rooftop units with many of the units reflecting installation in 2014. Supplemental mechanical equipment within the building consists of split-system units and exhaust fans. Regular maintenance was performed, and replacement of parts and systems are completed as needed. The electrical system equipment, such as transformers, switchboards, distribution panels, wiring, lighting systems, and other components are adequate for the facility demand requirements. The plumbing system throughout the facility is original and in fair working order. Elevators are original and observed to be in poor working condition. Fire alarm and fire suppression systems are present, throughout the building. The fire protection systems are inspected and maintained as needed, however it is recommended to bring these systems up to current codes and standards. All MEPF equipment is anticipated for lifecycle replacement.

Site

In general, the site has been moderately maintained. The asphalt parking lots are showing deterioration with alligator cracking and areas of uplift from tree roots. Asphalt mill and overlay has been recommended and budgeted in the cost tables provided. Most of the site contains moderate landscaping with low slope, which is served by in-ground irrigation system. Concrete sidewalks and paved brick areas provide pedestrian access to the building. Site lighting is provided by parking lot pole lights and exterior building lighting.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with accessibility, moisture intrusion 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

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$142,440,000	118,700	\$1,200

	Est Reserve Cost	FCI
Current	\$135,700	0.1 %
3-Year	\$35,657,000	25.0 %
5-Year	\$36,762,700	25.8 %
10-Year	\$41,386,200	29.1 %

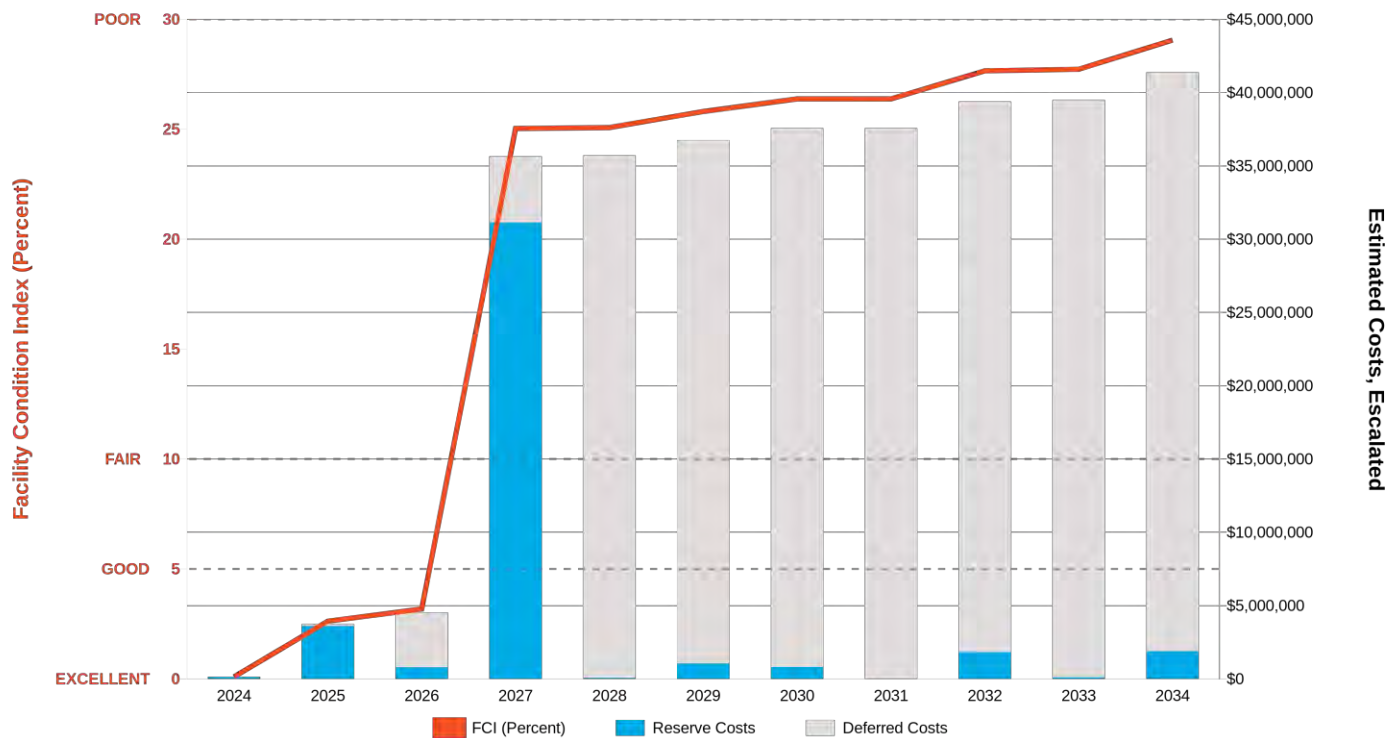
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$142,440,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$3,762,374.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
001 - South San Francisco Municipal Building	P2032	Architectural Study, Building Envelope, Façade, Evaluate/Report	NA	Performance/Integrity	\$12,800
001 - South San Francisco Municipal Building	Y1031	ADA Entrances & Doors, Automatic Opener, Install	Fair	Aged But Functional	\$110,000
001 - South San Francisco Municipal Building	P2032	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	\$12,800
TOTAL (3 items)					\$135,700

Key Findings



Roofing in Poor condition.

Modified Bitumen
001 - South San Francisco Municipal Building
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: \$3,305,100

The roofing has active leaks, and it is showing a lot of bubbled areas - AssetCALC ID: 8180986



Elevator Controls in Poor condition.

Automatic, 2 Car Cluster
001 - South San Francisco Municipal Building
Elevator Shafts/Utility

Uniformat Code: D1010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$36,700

Very choppy ride - AssetCALC ID: 8180832



Parking Lots in Poor condition.

Pavement, Asphalt
001 - South San Francisco Municipal Building
Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$155,700

This needs to be done after the asphalt is replaced - AssetCALC ID: 8180917



Parking Lots in Poor condition.

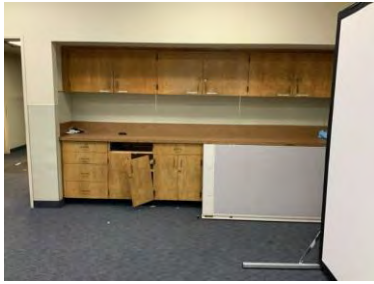
Pavement, Asphalt
001 - South San Francisco Municipal Building
Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$355,800

Lots of alligator cracking and tree root damage - AssetCALC ID: 8180922



Casework in Poor condition.

Cabinetry, Standard
001 - South San Francisco Municipal Building
Throughout Building

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$371,200

Casework here is old used and abused - AssetCALC ID: 8180915

Recommended Follow-up Study:

Civil, Site Drainage
001 - South San Francisco Municipal Building
Building Exterior

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

At times of heavy rain, water pours from El Camino Real into the garage and the drainage in the garage is not adequate to prevent the garage from flooding. - AssetCALC ID: 8183379

Recommended Follow-up Study:

Building Envelope, Façade
001 - South San Francisco Municipal Building
Building Exterior

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

The concrete tilt up walls, leak water into the building, the garage level and the grade level. How to stop this from happening should be researched. - AssetCALC ID: 8183380



Fences & Gates in Poor condition.

Vehicle Gate, Chain Link Sliding Electric
001 - South San Francisco Municipal Building
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,300

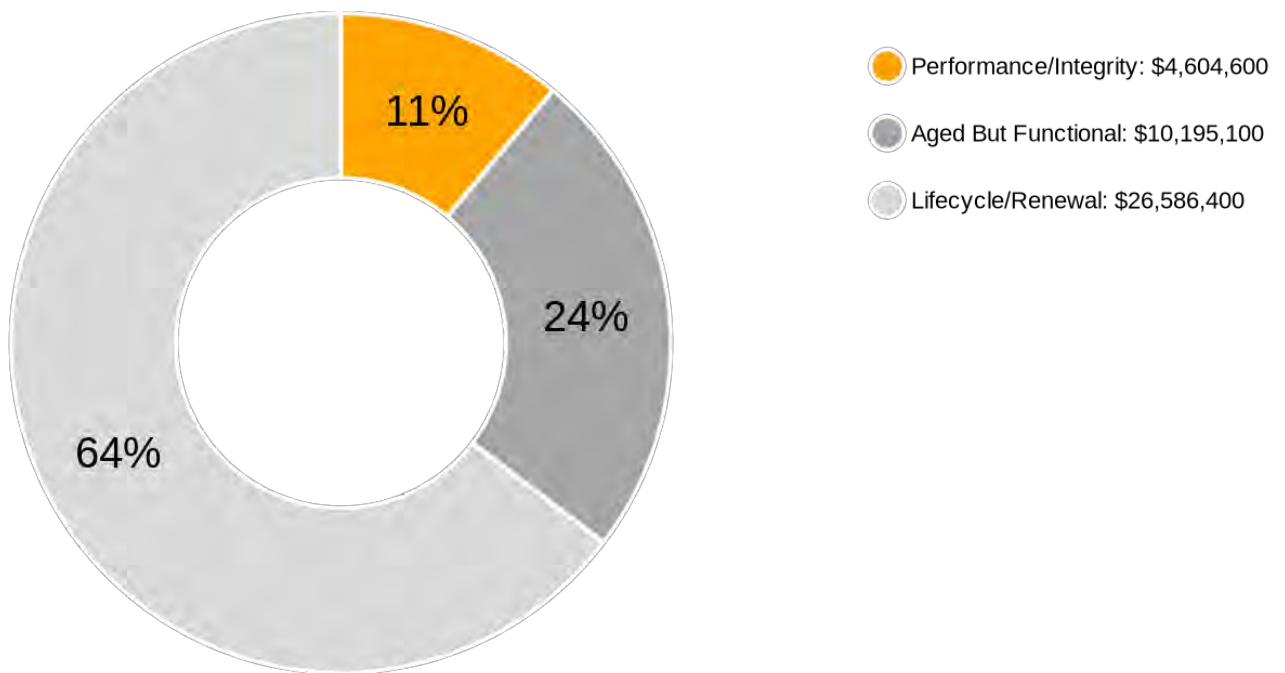
Very rusty - AssetCALC ID: 8180859

Plan Types

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

Plan Type Descriptions & Distribution

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



10-Year Total: \$41,386,100

2. Building Systems and Site Elements



Building Systems Summary

Address	33 Arroyo Drive, South San Francisco, CA 94080	
GPS Coordinates	37.655515, -122.436805	
Constructed/Renovated	1969 Renovated 1979	
Building Area	118,700 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	Description	Condition
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood purlins. The concrete walls are supported by continuous spread concrete footings with a cast in place concrete slab.	Fair
Facade	Primary Wall Finish: Stucco skim coat over the tilt-up concrete walls. Windows: Aluminum	Poor
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with concrete tiles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, brick, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT, wood paneling	Fair
Elevators	Passenger: Two hydraulic cars serving all floors; the main floor and the subterranean parking garage area	Poor

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system, dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen, incandescent Emergency Power: Diesel/Propane/Natural gas generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at the interior areas and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building. The tilt-up retaining walls are in poor condition. Water penetrates through the exterior walls causing leaks into the building interior. Water damage has been documented and reported. A professional engineer 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.	

Building Systems Summary

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Server Room for 911 Communications; Secure area with no access provided.

Site Information		
Site Area	0.045 acres	
Parking Spaces	192 total spaces; 52 spaces dedicated to Fire and Police departments, 11 in open lots 41 in the subterranean garage. 140 public spaces, 40 in open lots and 100 in the subterranean garage. One accessible space on the street and one in the open-air lot.	
<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, curbs and ramps.	Poor
Site Development	Building-mounted signage; chain link fencing; No dumpster enclosures Limited trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation present Concrete retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, Metal halide	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	The drainage at the building perimeter is in poor condition. At times of heavy rains water floods from El Camino Real down the slope and into the subterranean garage. the existing drainage system is not adequate, and the garage floods. A professional consultant 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 Information	
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.

001 - South San Francisco Municipal Building: 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	\$474,096	\$201,382	\$1,041,224	\$1,716,702
Roofing	\$0	\$3,404,227	\$0	\$592,515	\$0	\$3,996,742
Interiors	\$0	\$0	\$4,226,526	\$394,121	\$4,321,250	\$8,941,897
Conveying	\$0	\$37,763	\$30,047	\$0	\$589,470	\$657,280
Plumbing	\$0	\$0	\$3,571,111	\$12,318	\$468,169	\$4,051,598
HVAC	\$0	\$0	\$4,283,377	\$923,519	\$593,800	\$5,800,696
Fire Protection	\$0	\$0	\$1,663,132	\$26,540	\$31,758	\$1,721,430
Electrical	\$0	\$0	\$12,484,986	\$0	\$659,546	\$13,144,532
Fire Alarm & Electronic Systems	\$0	\$0	\$4,425,588	\$735,582	\$1,170,711	\$6,331,881
Equipment & Furnishings	\$0	\$393,834	\$442,906	\$365,837	\$716,506	\$1,919,083
Sitework	\$0	\$557,233	\$632,140	\$1,371,678	\$1,600,582	\$4,161,633
Follow-up Studies	\$25,664	\$0	\$0	\$0	\$0	\$25,664
Accessibility	\$109,993	\$0	\$0	\$0	\$0	\$109,993
TOTALS	\$135,700	\$4,393,100	\$32,234,000	\$4,623,500	\$11,193,100	\$52,579,400

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 not 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 1969. The facility was substantially renovated in 1979 and some accessibility improvements appear to have been implemented at that time.

A prior accessibility survey was performed by the City of South San Francisco on May 2014. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been not yet been addressed. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

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 *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.

Renovation triggers modifications to improve safety, accessibility, and energy use of a structure. There are specific requirements that need to be fulfilled to comply with their building renovation projects with state regulations. Without knowing what the intended use of the renovated building may be some or all of these requirements may be triggered.

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.

Building Code Structural Upgrade Triggers

The CBC states that an existing building will have to “conform to the seismic requirements for a new structure” when a change of use is contemplated that intensifies the use (e.g., increase the number of occupants and/or the amount of combustible materials stored in the building). This means that the building, as renovated, will have to meet all current strength requirements, and depending on the age of the existing building, this can be costly. This is due in part to the code-required strength levels that have systematically increased over several decades as engineers have concluded that the expected demands on buildings from earthquakes in our area are greater than previously anticipated. A structural engineer will need to complete an ASCE-41 analysis.

Accessibility Requirements

Accessibility or ‘ability to access’ is in reference to the space or design to be usable by people with disabilities. The American Disabilities Act (ADA) of 1990 requires new commercial buildings to be accessible and businesses to make accessibility upgrades during renovation projects. For example, and at a minimum, interior improvements for accessibility may be bathroom retrofits, widening doorways, and adjusting drinking fountains, whereas exterior remodels can be disabled parking, entry ramps, signage, and others. There are provisions for existing buildings, but the idea is removing barriers if full compliance is not possible.

Energy Code

California energy code requires the greatest degree of compliance particularly when the property is renovated in a way that increases the energy consumption. For example, the conversion of a warehouse to a shopping mall would demand greater energy consumption, and hence, is subjected to energy code requirements. It is crucial to remember that energy code compliance is also mandatory when there is a scope for renovating a commercial building without a drastic increase in construction costs.

The California Energy Commission (CEC) has adopted the 2022 Building Energy Efficiency Standards or Energy Code for the application of both newly constructed and renovated buildings. This mandate will require real estate builders to install solar panels and battery storage in all residential dwellings and commercial structures like hotels, medical offices, retail spaces, restaurants, schools, corporate offices, etc. With a mission to transform California into a 100% clean energy state, the CEC photovoltaic and battery storage standards went into effect in January 2023.

Fire Code Requirements

The California Fire Code (CFC), International Fire Code (IFC) and National Fire Protection Association (NFPA) encompasses regulations that aim to safeguard life and commercial property from the hazards of fire and explosion, dangers of working with combustible materials, and risky conditions in the use of occupancy of buildings. The listed Fire Codes also suggests provisions related to emergency response personnel.

Some of the topics the listed fire code provisions cover are as follows:

- Sprinkler systems
- Water supplies
- Emergency Planning
- Maintenance of fire protection equipment
- Fire department access
- Preventing fires and eliminating fire hazards
- Fire alarm systems
- Provisions for emergency responder communication
- Requirements for an energy storage system (ESS) and more

*Other Codes may apply.

Occupancy Code Requirements

Changes in occupancy during renovation, whether it's an increase in the number of tenants, number of combustible materials, or accommodation of tenants who need evacuation assistance trigger the highest level of California Building Code, International Building Code and NFPA 101 Life Safety compliance in terms of occupancy.

Depending on the commercial project, occupancy-related modifications may include alterations to the following components:

- Existing structural system
- HVAC systems
- Electrical wiring
- Plumbing fixtures
- Fire protection systems
- Interior finishes
- Upgrades to the means of egress

A change in the occupancy intention is also subject to code compliance. For example, a shift of occupancy from office use (business occupancy) to factory use (industrial occupancy) means an increase in combustible materials and occupant load due to heavyweight manufacturing equipment.

California Green Building Standards Code

California Green Building Standards Code, also known as 'CALGreen' entail regulations for energy efficiency, water conservation and efficiency, material and resource conservation, and environmental quality. CALGreen provisions are directed to all newly developed and under renovation commercial properties.

Designers, general contractors, and project owners should take into consideration these California Building Code provisions while undertaking a non-residential building renovation:

- About 20% savings of potable water
- Special standards for plumbing fixtures and fittings
- Construction waste management plan (up to 50% non-hazardous construction or demolition debris should be recycled or salvaged)
- Conduction waste reduction to at least 50%
- Finish material pollution control
- Acoustical control for exterior noise and interior sound transmission

The purpose of this standard is to minimize negative impact of renovations on the environment as well as promote sustainable design and construction practices.

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

Group4 - South San Francisco Municipal Building, FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of South San Francisco Municipal Building, 33 Arroyo Drive, South San Francisco, CA 94080, 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: Kay van der Have
Project Assessor

Reviewed by:



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Program Manager
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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 A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - PARTIAL RIGHT ELEVATION



5 - FACADE



6 - MODIFIED BITUMEN ROOFING

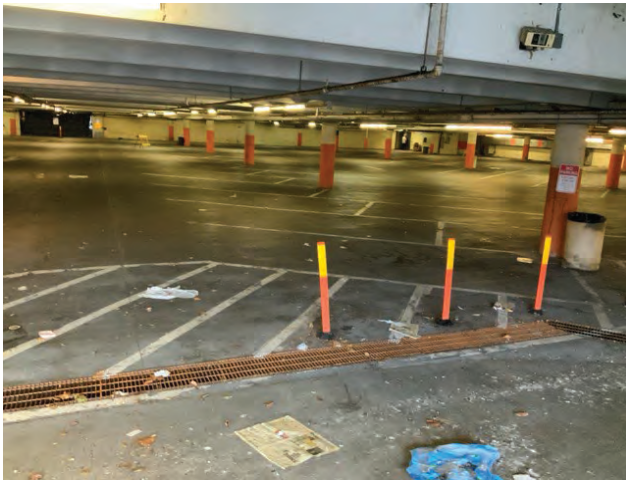
Photographic Overview



7 - TILE ROOFING



8 - POLICE/FIRE DEPARTMENT GARAGE



9 - PUBLIC GARAGE



10 - FIRE DEPARTMENT



11 - FIRE DEPARTMENT



12 - INTERIOR

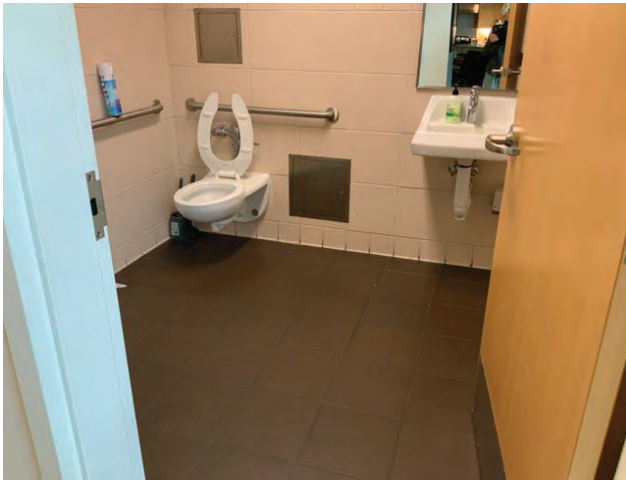
Photographic Overview



13 - JAIL INTERVIEW ROOM



14 - PUBLIC ENTRY



15 - RESTROOM FIXTURES



16 - WATER HEATER



17 - EMERGENCY GENERATOR

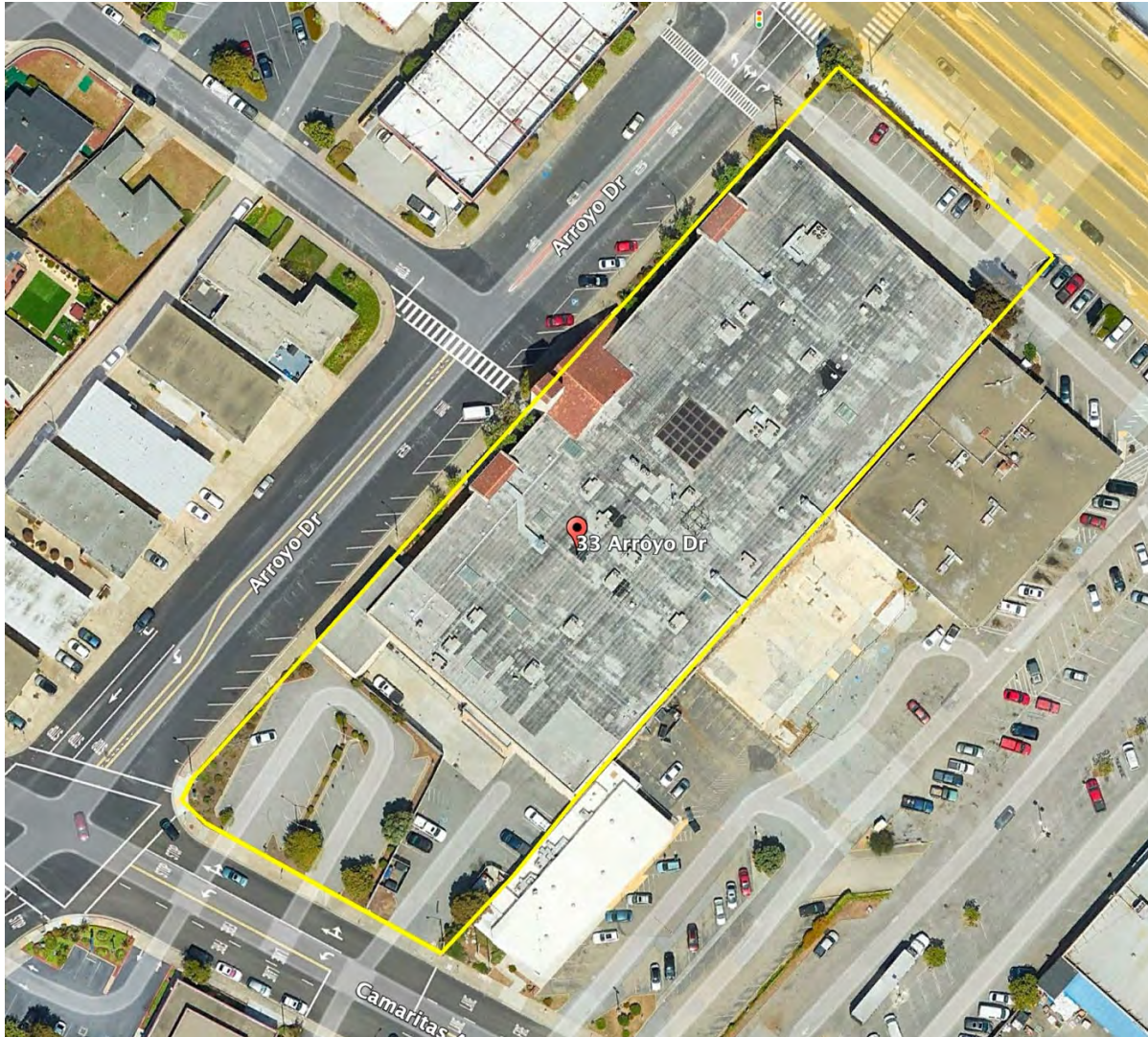


18 - HVAC EQUIPMENT

Appendix B:

Site Plan(s)

Site Plan



Project Number

162502.24R000-001.017

Source

Google

Project Name

South San Francisco Municipal Building

On-Site Date

September 18, 2024



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: South San Francisco Municipal Building

Name of person completing form: John Shea

Title / Association w/ property: Facilities lead

Length of time associated w/ property: 16 years

Date Completed: September 18, 2024

Phone Number: 650.228.9577

Method of Completion: _____

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated 1979	Fire department renovations were in 2017 (BV's review of the structural documentation leads to a building size of 118,700 SF)
2	Building size in SF	81,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2018	
		Electrical	2023	Transfer switch for generator
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Water heaters have been replaced, aged fire sprinklers were being replaced at the time of the assessment visit		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Foundation leaks, roof leaks		

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?	✗				Leaks through the foundation/retaining wall
8	Are there any wall, window, basement or roof leaks?	✗				Roof, basement walls
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			Old but still ok
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Problematic, if the water is turned off, turning on is a problem - can cause leaks through the system
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?	✗				Outdated
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					Lots of water on the El Camino side, 2 sump pumps needed and can not keep up if it is a heavy rain. Flooding the public side of the garage
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	✗				Gun range has been decommissioned, may be problematic
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Exterior ramps
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			Construction offices for work across El Camino (loaned, not leased)

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: South San Francisco Municipal Building

BV Project Number: 162502.24R000-001.017

Facility History and Interview

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

South San Francisco Municipal Building: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	Parking area			
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	Size of cab	Elevator control panel		
Public Restrooms		Toilet stall		✗
Kitchens/Kitchenettes	Parks & Rec			
Playgrounds and Swimming Pools	NA			
Other	NA			

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

South San Francisco Municipal Building: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



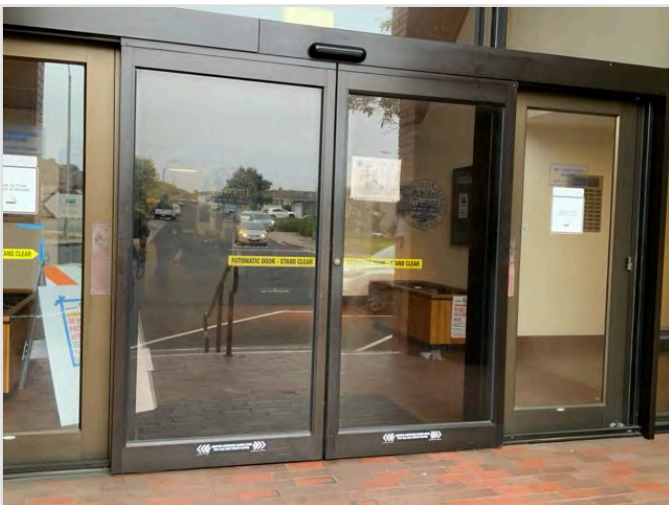
CLOSE-UP OF STALL



ACCESSIBLE RAMP



CURB CUT



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

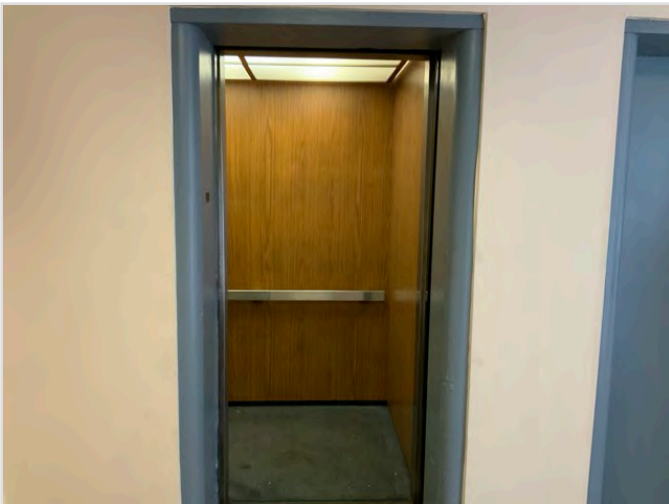
South San Francisco Municipal Building: Photographic Overview



ACCESSIBLE INTERIOR RAMP



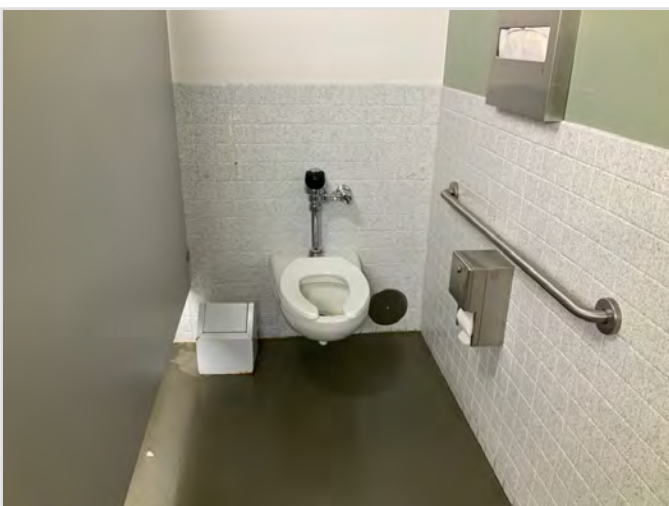
SELF-SERVICE AREA



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

South San Francisco Municipal Building: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS

Appendix E:

Component Condition Report

Component Condition Report | 001 - South San Francisco Municipal Building

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	19,000 SF	3	8180955
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	6	8180867
B2020	Building Interior	Fair	Storefront, Glazing & Framing	100 SF	5	8180849
B2020	Building Exterior	Good	Storefront, Glazing & Framing	160 SF	25	8180967
B2020	Police dep	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	13	8180868
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	2	6	8180840
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	6	15	8180864
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	8	20	8180949
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	11	3	8180851
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	56,340 SF	1	8180986
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,500 SF	25	8180942

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Hatch, Metal	1	10	8180874
B3060	Roof	Fair	Roof Skylight, per SF of glazing	625 SF	10	8180913
B3060	Roof	Fair	Roof Skylight, per SF of glazing	540 SF	10	8180935
Interiors						
C1010	Police	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	200 SF	3	8180882
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	5	8180848
C1030	Fire station	Good	Interior Door, Steel, Standard	7	35	8180857
C1030	Fire station	Excellent	Interior Door, Wood, Solid-Core	16	35	8180856
C1060	Police	Fair	Raised Floors, Access Flooring, w/ Laminate	600 SF	16	8180963
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	58,000 SF	3	8180965
C1070	Fire station	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,200 SF	20	8180835
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	120 LF	10	8180850
C1090	Restrooms	Good	Toilet Partitions, Metal	2	15	8180871
C1090	Fire station	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	10 LF	16	8180937

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	MSB Restrooms	Good	Toilet Partitions, Plastic/Laminate	11	16	8180877
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	3	8180910
C1090	Fire station	Good	Lockers, Wood, 12" W x 15" D x 72" H	20 LF	16	8180960
C2010	Fire station	Fair	Wall Finishes, any surface, Prep & Paint	6,400 SF	5	8180996
C2010	Dance Studios	Fair	Wall Finishes, Plate Glass	720 SF	15	8180847
C2010	Throughout Building	Fair	Wall Finishes, Laminated Paneling (FRP)	5,000 SF	5	8180906
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,500 SF	13	8180985
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	48,160 SF	3	8180934
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,300 SF	3	8180878
C2030	Fire station	Good	Flooring, Vinyl Sheeting	1,400 SF	10	8180845
C2030	Fire station	Fair	Flooring, Carpet, Commercial Standard	800 SF	5	8180839
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	35,000 SF	3	8180980
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	1,000 SF	3	8180970
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,700 SF	13	8180866

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Water Heater, Electric, Residential	2	10	8180977
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	3	8180962
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	3	8180992
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	8180969
D2010	Fire station	Good	Shower, Valve & Showerhead	2	25	8180902
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	112,500 SF	3	8180991
D2010	Locker rooms	Fair	Shower, Valve & Showerhead	6	16	8180875
D2010	Building Exterior	Good	Backflow Preventer, Domestic Water	1	25	8180888
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	6	19	8180897
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Enameled Steel	16	25	8180896
D2010	Throughout Building	Good	Toilet, Commercial Water Closet	16	25	8180887
D2010	Restrooms	Fair	Urinal, Standard	8	18	8180973

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	8180954
D2010	Jail	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	8180886
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	11	3	8180901
D2010	Clock tower	Good	Water Heater, Gas, Commercial (125 MBH)	2	17	8180997
D2020	Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	2	3	8180916
D2060	Fire station	Fair	Air Compressor, Tank-Style	1	15	8180938
HVAC						
D3010	Building Exterior	Fair	Storage Tank, Fuel, Interior	1	3	8180921
D3010	Generator room	Fair	Storage Tank, Fuel, Interior	1	9	8180908
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	5	8180841
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	5	8180881
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	8180974
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	8180907
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP	1	3	8180983
D3050	Main Level	Fair	HVAC System, Ductwork, Medium Density	56,000 SF	3	8180924
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	10	8180903

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8180925
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	15	8180972
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	10	8180879
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	10	8180880
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8180923
D3050	Fire station	Good	HVAC System, Ductwork, Medium Density	2,200 SF	25	8180989
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	10	8180932
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8180947
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	20	8180951
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	15	8180961
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	4	16	8180846
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	8180959
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	15	8180929
D3060	Building Exterior	Fair	Exhaust Fan, Propeller, 1 HP Motor	1	3	8180894
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	2	10	8180838
Fire Protection						

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	9 LF	9	8180940
D4010	Fire station	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	2,200 SF	20	8180837
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	9	8180931
D4010	911 communication	Fair	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent	1,000 SF	5	8180994
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	112,500 SF	3	8180890
D4030	911 communication	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	8180939
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	35	8	8180905
Electrical						
D5010	Police dep	Fair	Uninterruptible Power Supply, UPS	2	3	8180872
D5010	Garage	Good	Automatic Transfer Switch, ATS	1	22	8180855
D5010	Garage	Fair	Generator, Diesel	1	3	8180982
D5020	Police dep	Fair	Distribution Panel, 120/208 V	1	3	8180975

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	2	3	8180968
D5020	Bellini room	Fair	Distribution Panel, 120/208 V	1	3	8180895
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	3	8180912
D5020	Garage	Fair	Motor Control, Motor control	4	22	8180844
D5020	Bellini room	Fair	Distribution Panel, 277/480 V	1	3	8180993
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8180981
D5020	Police dep	Fair	Distribution Panel, 120/208 V	1	3	8180946
D5030	Throughout except fire station	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	110,300 SF	3	8180995
D5030	Fire station	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,200 SF	35	8180831
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	12	3	8180861
D5040	Fire station	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,200 SF	15	8180958
D5040	Throughout except fire station	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	110,300 SF	3	8180957
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	63,500 SF	3	8180904

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	3	3	8180979
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	112,500 SF	3	8180945
D6060	Police dep	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	28,000 SF	11	8180919
D7010	Throughout except fire station	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	61,347 SF	8	8180870
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	118,700 SF	3	8180927
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	112,500 SF	3	8180863
D7050	Fire station	Fair	Fire Alarm Panel, Multiplex	1	10	8180926
D7050	Fire station	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,200 SF	15	8184378
D7050	MSB Garage	Good	Fire Alarm Panel, Multiplex	1	6	8180852
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	6	8180885

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	2	10	8180860
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	5	8180952
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	8180876
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	8180899
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	6	8180971
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	8180920
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	2	11	8180911
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	8180953
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	9	8180976
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	8180943
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	2	6	8180858

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	8180966
E1040	Jail	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	5	3	8180884
E1040	Jail	Fair	Detention Equipment, Security Doors & Hardware, Swinging	7	3	8180853
E1060	Fire station	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	2	8	8180956
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	200 LF	3	8180834
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	120 LF	10	8180948
E2010	Fire station	Good	Casework, Countertop, Natural Stone	21 LF	45	8180984
E2010	Throughout Building	Poor	Casework, Cabinetry, Standard	450 LF	2	8180915
E2010		Fair	Archive Shelving, Double-Faced, 90" Height	24 LF	10	8180865
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	400 LF	12	8180862
E2010	Fire station	Fair	Casework, Cabinetry, Standard	32 LF	15	8180833
Pedestrian Plazas & Walkways						

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Good	Parking Lots, Pavement, Concrete	2,600 SF	43	8180889
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	24,260 SF	2	8180922
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,260 SF	1	8180917
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	51,200 SF	3	8180836
Sitework						
G2060	Site	Fair	Bollard, Concrete or Metal	6	5	8180843
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	1,050 SF	8	8180936
G2060	Site	Poor	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	2	8180859
G2060	Site	Fair	Flagpole, Metal	1	10	8180928
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	7,000 SF	6	8180918
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	6	8180893
Utilities						
G3010	Building Exterior	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	6	8180873

Component Condition Report | 001 - South San Francisco Municipal Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3060	Building Exterior	Fair	Pump, Gasoline Fuel Dispenser	1	3	8180891
G4010	Electrical Room	Fair	Site Transformer, Liquid Filled, Property-Owned	1	3	8180842
Follow-up Studies						
P2030	Building Exterior	NA	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	8183380
P2030	Building Exterior	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	8183379
Accessibility						
Y1030	Throughout Building	Fair	ADA Entrances & Doors, Automatic Opener, Install	12	0	8180933

Appendix F:

Replacement Reserves



001 - South San Francisco Municipal Building																															
4/15/2025																															
Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate									
001 - South San Francisco Municipal Building	\$135,658	\$3,602,321	\$790,742	\$31,128,285	\$61,899	\$1,043,794	\$813,221	\$0	\$1,818,301	\$102,853	\$1,889,161	\$445,121	\$863,839	\$2,537,105	\$83,187	\$1,577,394	\$866,924	\$181,802	\$3,822,832	\$48,218	\$766,662	\$52,579,321									
Grand Total	\$135,658	\$3,602,321	\$790,742	\$31,128,285	\$61,899	\$1,043,794	\$813,221	\$0	\$1,818,301	\$102,853	\$1,889,161	\$445,121	\$863,839	\$2,537,105	\$83,187	\$1,577,394	\$866,924	\$181,802	\$3,822,832	\$48,218	\$766,662	\$52,579,321									
Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	8180955 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	19000	SF	\$7.50	\$13.75	\$261,234																					\$522,468	
B2020	8180849 Storefront, Glazing & Framing, Replace	30	25	5	100	SF	\$110.00	\$201.65	\$20,165							\$20,165														\$20,165	
B2020	8180867 Glazing, any type by SF, Replace	30	24	6	200	SF	\$110.00	\$201.65	\$40,331							\$40,331														\$40,331	
B2020	8180868 Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	7	13	1	EA	\$1,200.00	\$2,199.86	\$2,200														\$2,200							\$2,200	
B2050	8180851 Exterior Door, Steel, Commercial, Replace	40	37	3	11	EA	\$7,500.00	\$13,749.15	\$151,241																					\$151,241	
B2050	8180864 Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	15	15	6	EA	\$15,000.00	\$27,498.30	\$164,990																\$164,990					\$164,990	
B2050	8180949 Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	10	20	8	EA	\$15,000.00	\$27,498.30	\$219,986																			\$219,986		\$219,986	
B2050	8180840 Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	24	6	2	EA	\$35,000.00	\$64,162.70	\$128,325							\$128,325														\$128,325	
B3010	8180986 Roofing, Modified Bitumen, Replace	20	19	1	56340	SF	\$32.00	\$58.66	\$3,305,076		\$3,305,076																			\$3,305,076	
B3060	8180935 Roof Skylight, per SF of glazing, Replace	30	20	10	540	SF	\$200.00	\$366.64	\$197,988														\$197,988							\$197,988	
B3060	8180913 Roof Skylight, per SF of glazing, Replace	30	20	10	625	SF	\$200.00	\$366.64	\$229,153																					\$229,153	
B3060	8180874 Roof Hatch, Metal, Replace	30	20	10	1	EA	\$7,500.00	\$13,749.15	\$13,749																					\$13,749	
C1010	8180882 Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	22	3	200	SF	\$50.00	\$91.66	\$18,332										\$18,332											\$18,332	
C1030	8180848 Interior Door, Wood, Solid-Core, Replace	40	35	5	60	EA	\$2,000.00	\$3,666.44	\$219,986							\$219,986														\$219,986	
C1060	8180963 Raised Floors, Access Flooring, w/ Laminate, Replace	30	14	16	600	SF	\$75.00	\$137.49	\$82,495																		\$82,495			\$82,495	
C1070	8180965 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	58000	SF	\$12.00	\$22.00	\$1,275,921																					\$1,275,921	
C1070	8180835 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	2200	SF	\$12.00	\$22.00	\$48,397																			\$48,397		\$48,397	
C1090	8180910 Toilet Partitions, Metal, Replace	20	17	3	4	EA	\$2,500.00	\$4,583.05	\$18,332																					\$18,332	
C1090	8180871 Toilet Partitions, Metal, Replace	20	5	15	2	EA	\$2,500.00	\$4,583.05	\$9,166																	\$9,166				\$9,166	
C1090	8180877 Toilet Partitions, Plastic/Laminate, Replace	20	4	16	11	EA	\$2,000.00	\$3,666.44	\$40,331																		\$40,331			\$40,331	
C1090	8180850 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	120	LF	\$600.00	\$1,099.93	\$131,992														\$131,992							\$131,992	
C1090	8180960 Lockers, Wood, 12" W x 15" D x 72" H, Replace	20	4	16	20	LF	\$800.00	\$1,982.98	\$39,660																		\$39,660			\$39,660	
C1090	8180937 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	4	16	10	LF	\$600.00	\$1,099.93	\$10,999																		\$10,999			\$10,999	
C2010	8180985 Wall Finishes, Ceramic Tile, Replace	40	27	13	4500	SF	\$23.00	\$42.16	\$189,738																\$189,738					\$189,738	
C2010	8180847 Wall Finishes, Plate Glass, Replace	40	25	15	720	SF	\$95.00	\$174.16	\$125,392																			\$125,392		\$125,392	
C2010	8180906 Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	5000	SF	\$16.00	\$29.33	\$146,658											\$146,658										\$146,658	
C2010	8180934 Wall Finishes, any surface, Prep & Paint	10	7	3	48160	SF	\$3.50	\$6.42	\$309,008																\$309,008					\$618,015	
C2010	8180996 Wall Finishes, any surface, Prep & Paint	10	5	5	6400	SF	\$5.00	\$9.17	\$58,663																		\$58,663			\$117,326	
C2010	8180878 Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	22	3	1300	SF	\$20.00	\$36.66	\$47,664																					\$47,664	
C2030	8180941 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	2	8	1350	SF	\$18.00	\$33.00	\$44,547																		\$44,547			\$89,094	
C2030	8180866 Flooring, Ceramic Tile, Replace	40	27	13	1700	SF	\$32.00	\$58.66	\$99,727																					\$99,727	
C2030	8180914 Flooring, Wood, Strip, Refinish	10	4	6	6200	SF	\$8.00	\$14.67	\$90,928								\$90,928										\$90,928			\$181,855	
C2030	8180892 Flooring, Brick, Replace	50	38	12	4300	SF	\$35.00	\$64.16	\$275,900																					\$275,900	
C2030	8180970 Flooring, Vinyl Sheetting, Replace	15	12	3	1000	SF	\$15.00	\$27.50	\$27,498																			\$27,498		\$54,997	
C2030	8180978 Flooring, Vinyl Tile (VCT), Replace	15	12	3	11100	SF	\$12.00	\$22.00	\$244,185																			\$244,185		\$488,370	
C2030	8180990 Flooring, Vinyl Tile (VCT), Replace	15	12	3	18000	SF	\$15.00	\$27.50	\$494,969																			\$494,969		\$989,939	
C2030	8180845 Flooring, Vinyl Sheetting, Replace	15	5	10	1400	SF	\$15.00	\$27.50	\$38,498																			\$38,498		\$38,498	
C2030	8180980 Flooring, Carpet, Commercial Standard, Replace	10	7	3	35000	SF	\$8.00	\$14.67	\$513,302																			\$513,302		\$1,026,603	
C2030	8180839 Flooring, Carpet, Commercial Standard, Replace	10	5	5	800	SF	\$8.00	\$14.67	\$11,733																			\$11,733		\$23,465	
C2030	8180950 Flooring, Maple Sports Floor, Replace	30	25	5	2400	SF	\$50.00	\$91.66	\$219,986																			\$219,986		\$219,986	
C2050	8180900 Ceiling Finishes, Wood Paneling, Replace	30	27	3	2000	SF	\$45.00	\$82.49	\$164,990																			\$164,990		\$164,990	
C2050	8180898 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6000	SF	\$5.00	\$9.17	\$54,997																			\$54,997		\$109,993	
D1010	8180832 Elevator Controls, Automatic, 2 Car Cluster, Replace	20	19	1	2	EA	\$10,000.00	\$18,332.20	\$36,664		\$36,664																			\$36,664	
D1010	8180964 Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$15,000.00	\$27,498.30	\$27,498																						


Replacement Reserves Report

001 - South San Francisco Municipal Building



4/15/2025

Uniform Code#	Cost Description	Lifespan (EUL)	Eage	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	8180947 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$65,000.00	\$119,159.30	\$119,159											\$119,159										\$119,159	
D3050	8180880 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	2	EA	\$15,000.00	\$27,498.30	\$54,997											\$54,997										\$54,997	
D3050	8180879 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	3	EA	\$20,000.00	\$36,664.40	\$109,993											\$109,993										\$109,993	
D3050	8180923 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$20,000.00	\$36,664.40	\$36,664											\$36,664										\$36,664	
D3050	8180972 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	3	EA	\$20,000.00	\$36,664.40	\$109,993															\$109,993						\$109,993	
D3060	8180894 Exhaust Fan, Propeller, 1 HP Motor, Replace	20	17	3	1	EA	\$2,500.00	\$4,583.05	\$4,583				\$4,583																	\$4,583	
D3060	8180959 Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$15,000.00	\$27,498.30	\$27,498				\$27,498																	\$27,498	
D3060	8180838 Exhaust Fan, Roof or Wall-Mounted, 36" Damper, Replace	20	10	10	2	EA	\$7,500.00	\$13,749.15	\$27,498											\$27,498										\$27,498	
D3060	8180961 Exhaust Fan, Centrifugal, 36" Damper, Replace	25	10	15	1	EA	\$7,500.00	\$13,749.15	\$13,749															\$13,749						\$13,749	
D3060	8180929 Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$5,000.00	\$9,166.10	\$9,166															\$9,166						\$9,166	
D3060	8180846 Exhaust Fan, Centrifugal, 24" Damper, Replace	25	9	16	4	EA	\$5,000.00	\$9,166.10	\$36,664																\$36,664					\$36,664	
D3060	8180951 Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	5	20	1	EA	\$5,000.00	\$9,166.10	\$9,166																			\$9,166		\$9,166	
D4010	8180890 Fire Suppression System, Full System Install/Retirofit, Medium Density/Complexity, Renovate	40	37	3	112500	SF	\$7.00	\$12.83	\$1,443,661				\$1,443,661																	\$1,443,661	
D4010	8180837 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	2200	SF	\$2.00	\$3.67	\$8,066																			\$8,066		\$8,066	
D4010	8180994 Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent, Replace	20	15	5	1000	SF	\$40.00	\$73.33	\$73,329						\$73,329															\$73,329	
D4010	8180940 Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	11	9	9	LF	\$400.00	\$733.29	\$6,600										\$6,600											\$6,600	
D4010	8180931 Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	11	9	6	LF	\$400.00	\$733.29	\$4,400										\$4,400											\$4,400	
D4030	8180939 Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$300.00	\$549.97	\$550				\$550										\$550							\$1,100	
D4030	8180905 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	35	EA	\$150.00	\$274.98	\$9,624									\$9,624								\$9,624				\$19,248	
D5010	8180982 Generator, Diesel, Replace	25	22	3	1	EA	\$125,000.00	\$229,152.50	\$229,153					\$229,153																\$229,153	
D5010	8180872 Uninterruptible Power Supply, UPS, Replace	15	12	3	2	EA	\$75,000.00	\$137,491.50	\$274,983																	\$274,983				\$549,966	
D5020	8180912 Switchboard, 277/480 V, Replace	40	37	3	1	EA	\$70,000.00	\$128,325.40	\$128,325				\$128,325																	\$128,325	
D5020	8180969 Secondary Transformer, Dry, Stepdown, Replace	30	27	3	2	EA	\$15,000.00	\$27,498.30	\$54,997																					\$54,997	
D5020	8180981 Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$14,000.00	\$25,665.08	\$25,665				\$25,665																	\$25,665	
D5020	8180946 Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,500.00	\$13,749.15	\$13,749				\$13,749																	\$13,749	
D5020	8180895 Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,500.00	\$13,749.15	\$13,749				\$13,749																	\$13,749	
D5020	8180975 Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,500.00	\$13,749.15	\$13,749				\$13,749																	\$13,749	
D5020	8180993 Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$7,500.00	\$13,749.15	\$13,749				\$13,749																	\$13,749	
D5030	8180995 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	110300	SF	\$25.00	\$45.83	\$5,055.104					\$5,055.104																\$5,055.104	
D5040	8180904 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	63500	SF	\$4.50	\$8.25	\$523,843					\$523,843																\$523,843	
D5040	8180861 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	12	EA	\$850.00	\$1,558.24	\$18,699													\$18,699								\$37,398	
D5040	8180979 Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	7	3	3	EA	\$850.00	\$1,558.24	\$4,675						\$4,675							\$4,675								\$9,349	
D5040	8180957 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	110300	SF	\$25.00	\$45.83	\$5,055.104					\$5,055.104																\$5,055.104	
D5040	8180958 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	2200	SF	\$25.00	\$45.83	\$100,827															\$100,827						\$100,827	
D6020	8180945 Low Voltage System, Phone & Data Lines, Replace	20	17	3	112500	SF	\$12.00	\$22.00	\$2,474,847				\$2,474,847																	\$2,474,847	
D6060	8180919 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	28000	SF	\$3.00	\$5.50	\$153,990											\$153,990										\$153,990	
D7010	8180870 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	7	8	61347	SF	\$5.00	\$9.17	\$562,313									\$562,313												\$562,313	
D7030	8180927 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	118700	SF	\$2.50	\$4.58	\$544,008						\$544,008												\$544,008			\$1,088,016	
D7050	8180863 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	112500	SF	\$5.00	\$9.17	\$1,031,186						\$1,031,186															\$1,031,186	
D7050	8180852 Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	\$5,000.00	\$9,166.10	\$9,166							\$9,166														\$9,166	
D7050	8180926 Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$5,000.00	\$9,166.10	\$9,166										\$9,166											\$9,166	
D7050	8184378 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	5	15	2200	SF	\$5.00	\$9.17	\$20,165															\$20,165						\$20,165	
E1030	8180952 Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	10	5	1	EA	\$5,750.00	\$10,541.02	\$10,541						\$10,541													\$10,541	\$21,082		
E1030	8180885 Foodservice Equipment, Freezer, Chest, Replace	15	9	6	1	EA	\$3,000.00	\$5,499.66	\$5,500							\$5,500													\$5,500	\$11,000	
E1030	8180876 Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	\$8,250.00	\$15,124.07	\$15,124							\$15,124													\$15,124	\$30,248	
E1030	8180971 Foodservice Equipment, Dishwasher Commercial, Replace	10	4	6	1	EA	\$25,750.00	\$47,205.42	\$47,205							\$47,205										\$47,205				\$94,410	
E1030	8180858 Foodservice Equipment, Griddle, Replace	15	9	6	2	EA	\$10,750.00	\$19,707.12	\$39,414																					\$78,828	
E1030	8180966 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$8,250.00	\$15,124.07	\$15,124							\$15,124														\$30,248	
E1030	8180999 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,750.00	\$10,541.02	\$10,541							\$10,541														\$21,082	
E1030	8180976 Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	6	9	1	EA	\$8,250.00	\$15,124.07	\$15,124									\$15,124												\$30,248	
E1030	8180943 Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	6	9	1	EA	\$10,750.00	\$19,707.12	\$19,707									\$19,707												\$39,414	
E1030	8180953 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	\$6,500.00	\$11,915.93	\$11,916									\$11,916												\$23,832	
E1030	8180920 Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	\$6,500.00	\$11,915.93	\$11,916									\$11,916												\$23,832	
E1030	8180860 Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	20	10	2	EA	\$3,750.00	\$6,874.58	\$13,749									\$13,749												\$27,498	
E1030	8180911 Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	19	11	2	EA	\$3,250.00	\$5,957.97	\$11,916									\$11,916												\$23,832	
E1040	8180884 Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	5	EA	\$23,000.00	\$42,164.06	\$210,820				\$210,820																	\$210,820	
E1040	8180853 Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	37	3	7	EA	\$10,000.00	\$18,332.20	\$128,325																					\$128,325	
E1060	8180956 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	2	EA	\$2,500.00	\$4,583.05	\$9,166		</																				

Replacement Reserves Report																																					
001 - South San Francisco Municipal Building																																					
4/15/2025																																					
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate					
G4010	8180842	Site Transformer, Liquid Filled, Property-Owned, Replace	30	27	3	1	EA	\$100,000.00	\$183,322.00	\$183,322						\$183,322																	\$183,322				
G4050	8180893	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	4	EA	\$9,500.00	\$17,415.59	\$69,662							\$69,662																\$69,662				
P2030	8183380	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$12,832.54	\$12,833	\$12,833																						\$12,833				
P2030	8183379	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$12,832.54	\$12,833	\$12,833																						\$12,833				
Y1030	8180933	ADA Entrances & Doors, Automatic Opener, Install	0	1	0	12	EA	\$5,000.00	\$9,166.10	\$109,993	\$109,993																						\$109,993				
Totals, Unescalated											\$135,658	\$3,497,399	\$745,351	\$28,486,791	\$54,997	\$900,386	\$681,060	\$0	\$1,435,384	\$78,828	\$1,405,713	\$321,565	\$805,879	\$1,727,645	\$54,997	\$1,012,469	\$540,239	\$109,993	\$2,245,511	\$27,498	\$424,482			\$44,491,844			
Totals, Escalated (3.0% inflation, compounded annually)											\$135,658	\$3,602,321	\$790,742	\$31,128,285	\$61,899	\$1,043,794	\$813,221	\$0	\$1,818,301	\$102,853	\$1,889,161	\$445,121	\$863,839	\$2,537,105	\$83,187	\$1,577,394	\$866,924	\$181,802	\$3,822,832	\$48,218	\$766,662						\$52,579,321

* Markup has been included in unit costs.