David Fredendall, Mayor, District 2
Karen Davis, Mayor Pro Tem, District 4
Michael Allawos, Councilmember, District 1
Shaunna Elias, Councilmember, District 3
Mendell Thompson, Councilmember, District 5

CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY

6:00 PM CLOSED SESSION
7:00 PM GENERAL SESSION

Tuesday, January 13, 2026, 6:00 PM
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

CLOSED SESSION

1. Closed Session

— CS. 1 - CONFERENCE WITH REAL PROPERTY NEGOTIATORS A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to give direction to its negotiator(s) City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Community Development Director Jeff Kugel, and Housing and Economic Development Manager Tiffany Chew regarding certain real property located at 1133 S. Grand Avenue APN: 8632-019-039. The City's real property negotiators will seek direction from the City Council regarding the property.

INVOCATION AND PLEDGE OF ALLEGIANCE

In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

The City of Glendora encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. A total of 30 minutes is reserved for public comment, which may be extended by majority vote of the legislative body. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items. Residents may participate in person or submit comments by email, phone, mail, or other available methods. Participation options may be adjusted if a State of Emergency, Health Order, or Executive Order limits in-person attendance. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

2. Public Comments Received

MEMBER STATEMENTS/REPORTS

CITY MANAGER AND CITY ATTORNEY STATEMENTS

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the Consent Calendar is approved. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

3. Affirm minutes from the December 9, 2025 Meeting

Recommended Action for the City Council, Successor Agency and Housing Authority:

— 1. Affirm minutes as presented.

4. Review and Affirm Disbursements for December 2025 in the amount of $3,888,992.60

Recommended Actions for the City Council and Successor Agency:

— 1. Review and affirm disbursements for December 2025 in the amount of $3,888,992.60.

5. City of Glendora and Glendora Successor Agency Investment Report for November 2025

Recommended Action for City Council and Successor Agency:

— 1. Receive and file the Monthly Investment Activity Report for November 2025.

6. Authorize Expenditures to Upfit Police Patrol Vehicles

Recommended Action for City Council:

— 1. Authorize expenditures in the amount of $74,746.05 plus a ten percent contingency ($7,474.61) for a total amount not to exceed $82,220.66 to Black and White Emergency Vehicles, LLC. for the upfitting of three (3) Police Vehicles with required emergency equipment.

UNFINISHED BUSINESS

7. Status Update on the Exclusive Negotiating Agreement with Mercy Housing Related to the Disposition and Development of 1762 Dale Road

Recommended Action for the City Council:

— 1. Receive a status update on the Exclusive Right to Negotiate and Reimbursement Agreement (ENA) dated July 8, 2025 with Mercy Housing related to the disposition and development of the property located at 1762 Dale Road.

8. City Council Update on Civic Center Revitalization and City Council Direction on Funding Methodology

Recommendation Action for the City Council:

— 1. Receive a report on updated civic center renderings, cost estimates, and funding scenarios; and

— 2. Provide direction to staff in accordance with the 2025-2027 Strategic Plan New+Revitalized Facilities Goal relating to the Civic Center: Actions 3.1 (funding methodology) and Action 3.4 (new/remodel).

NEW BUSINESS

9. Consider Amendment No. 1 to the Contract Services Agreement with Willdan Engineering for on-call planning services increasing the contract amount from $50,000 to $190,000

Recommended Action for the City Council:

— 1. Approve Amendment No. 1 to the Contract Services Agreement (Agreement) with Willdan Engineering (Willdan), increasing the contract amount to $190,000); and

— 2. Authorize the City Manager or his designee to execute the Amendment No. 1 with Willdan.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: January 9, 2026 10:33 am

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**City Clerk**	**DISTRICT(S):**	**Not Applicable**
SUBJECT:	**Affirm minutes from the December 9, 2025 Meeting**		

RECOMMENDATION
That the City Council, Successor Agency, and Housing Authority:

1. Affirm minutes as presented.

STRATEGIC FOCUS AREAS
Not Applicable.

EXECUTIVE SUMMARY
This staff report requests affirmation of the minutes from the previous meeting. The minutes have been prepared and reviewed in accordance with city procedures and transparency requirements. Affirming these minutes ensures the accuracy and integrity of the official record. Staff recommends approval to maintain proper documentation and compliance with meeting protocols.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
Not Applicable.

DISCUSSION
Pursuant to the City's standard practices and the Brown Act, meeting action minutes are reviewed and affirmed by the legislative body to ensure transparency and accuracy in government proceedings. The action minutes for the December 9, 2025 meeting was compiled base on staff notes and official recordings. No requests for revisions or amendments have been received to date.

FISCAL IMPACT
There is no fiscal impact associated with this action.

ENVIRONMENTAL DETERMINATION
There is no environmental impact associated with this acttion.

Prepared By:	Roxanne Breceda, Deputy City Clerk / Records Manager
Concurs With:	Not Applicable
Reviewed By:	Kathleen Sessman, MMC City Clerk / Communications Director
Certified to Availability of Funds:	Not Applicable

Approved By:	Not Applicable
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

A_December_9_2025_Reg_CC_Mtg_Minutes.pdf

City of Glendora Minutes
Regular Meeting

Tuesday, December 9, 2025
City Hall Council Chamber
116 E. Foothill Boulevard
Virtually via Zoom ID# 9329247224

The City Council also serves as members of the Board of Directors of the Successor Agency of the former Community Redevelopment Agency, and Housing Authority, which are concurrently convening this evening.

CALL TO ORDER

The City Council, Successor Agency and Housing Authority meeting was called to order at 5:00 PM.

ROLL CALL

Members Present: Karen Davis, Shaunna Elias, Mendell L. Thompson, Mayor Pro Tem/Vice-Chair Michael Allawos, Mayor/Chair David Fredendall

Members Absent: None

Staff Present: City Manager/Executive Director Adam Raymond, City/Agency Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, Chief of Police Mike Randazzo, Police Captain Chris Stabio, Community Development Director Jeff Kugel, Public Works Director William Wittkopf, Finance Director/City Treasurer Kyle Johnson, Information Technology Director Sam Robbin, City Clerk/Communications Director Kathleen Sessman, Recreation and Human Services Director John Aguirre, Assistant Director of Human Resources Rita Wendling, Assistant Public Works Director Valerie Velasquez-Santoya, Economic Development & Housing Manager Tiffany Chew, Human Resources Analyst Jacklyn Clark, Media Specialist Craig Gill, Senior Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Roxanne Breceda

CLOSED SESSION

Closed Session titles were read into the record. There was no one wishing to provide comment. The meeting convened into Closed Session at 5:04 PM.

1. CLOSED SESSION ITEMS

CS 1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION A closed session will be held, pursuant to Government Code §§ 54956.9(d)(2) and (e)(3) because there is a significant exposure to litigation in one (1) case related to a written threat to initiate litigation against the City under the California Tort Claims Act.

CS 2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS A closed session will be held, pursuant to Government Code 54956.8, to enable the City Council to give direction to its negotiators City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Community Development Director Jeff Kugel, and Housing and Economic Development Manager Tiffany Chew regarding that certain real property located at 1762 Dale Road, APN 8631-013-023. The City's real property negotiators will seek direction from the City Council regarding the property and negotiations pursuant to an

Exclusive Negotiation Agreement, between the City and Mercy Housing California.

CS 3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to give direction to its negotiator(s) City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Community Development Director Jeff Kugel, and Housing and Economic Development Manager Tiffany Chew regarding certain real property located at 1133 S. Grand Avenue APN: 8632-019-039. The City's real property negotiators will seek direction from the City Council regarding the property.

CS 4. CONFERENCE WITH LABOR NEGOTIATORS A closed session will be held, pursuant to Government Code §54957.6 with the City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, and Human Resources Assistant Director Rita Wendling, regarding labor negotiations with the Glendora Management Association (GMA).

CS 5. CONFERENCE WITH LABOR NEGOTIATORS A closed session will be held, pursuant to Government Code §54957.6 with the City Manager Adam Raymond, and City Attorney Danny Aleshire regarding labor negotiations with Unrepresented Employees (Executive Management Team: Assistant City Manager, Deputy City Manager, Chief of Police, Library Director, Public Works Director, Community Development Director, Information Technology Director, Finance Director, Recreation and Human Services Director, and City Clerk/Communications Director).

Closed Session adjourned at 6:55 PM and the meeting reconvened into Open Session at 7:03 PM with all members present. City Attorney Aleshire reported the following actions: CS 1. Council authorized legal counsel to defend the City in Andrew Hwang vs. City of Glendora (Case No. 25.0072) filed under the California Tort Claims Act; CS 2. A briefing was provided, direction was given and no reportable action was taken; and CS 3 - 5. Discussions were conducted, questions were asked and answered, and no reportable action was taken.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Dr. Michael Cordich of First Baptist Church.

The Pledge of Allegiance was led by Assistant Fire Chief Cabrera.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

2. Public Comments received

Comments were received from: Bob Moore, Joe Cina, Mark Davis, Marsha Moore, John Field, Marsha Mason, Mark Davis, George Aloupes, Nicole Castronovo, and Ryan Senneff.

MEMBER STATEMENT/REPORTS

Councilmember/Commissioner Elias commented on her first year of service as a Councilmember; and offered an apology to Councilmember Davis.

Councilmember/Commissioner Thompson commented on Councilmember Elias' remarks; thanked the Metro Gold Line Foothill Extension Construction Authority (JPA) Board for re-appointment; and commented on the Glendora Holiday Parade.

Councilmember/Commissioner Davis thanked Councilmember Elias for her comments and for being a role model; encouraged everyone to make a difference; and provided public safety reminders, including not leaving candles unattended and checking dry trees to prevent fire hazards.

Mayor Pro Tem/Vice-Chair Allawos reported attending the Merry Mingle San Gabriel Valley Partnership event and the "Christmas is Play" Citrus College Singers performance; commented on the Los Angeles Sanitation District raising rates; and requested the meeting be adjourned in memory of Bonnie Bidwell.

Mayor/Chair Fredendall recognized Holiday Stroll; City's sponsorship of the Gingerbread House event; and announced the Glendora Holiday Parade on Saturday, December 13, 2025.

CITY MANAGER AND CITY ATTORNEY STATEMENTS

City Manager/Executive Director Raymond recognized Recreation and Human Services Director John Aguirre and Public Works Director William Wittkopf for their dedicated years of service and congratulated them on their retirement.

City Attorney Aleshire commented on the retirements.

SPECIAL ITEMS

3. City Net Homeless Count Results

Presentation made by City Net Chief Operating Officer Matt Bates.

4. Glendora City Council Reorganization

City Clerk/Communications Director Kathleen Sessman conducted the City Council Reorganization, including the selection of the Mayor and Mayor Pro Tem for the 2026 term, effective January 1, 2026.

Selection of Mayor

City Clerk/Communications Director Sessman called for nominations for the office of Mayor. The following nominations were received:

Nominated by	Nominee
Mendell **Thompson**	David Fredendall
Micael **Allawos**	Michael Allawos

Hearing no further nominations, the nomination period was closed.

City Clerk/Communications Director Sessman announced that nominations would be considered in the order received and that a nominee receiving a majority vote would be declared Mayor for the 2026 term, effective January 1, 2026.

An oral roll call vote was conducted to appoint David Fredendall as Mayor for the 2026 term. The vote carried 4-1 as follows: AYES: Davis, Elias, Thompson, Fredendall; NOES: Allawos; ABSENT: None; ABSTAIN: None.

David Fredendall was declared Mayor for the 2026 term.

Selection of Mayor Pro Tem
City Clerk/Communications Director Sessman called for nominations for the office of Mayor Pro Tem. The following nominations were received:

Nominated by	Nominee
Michael Allawos	Michael Allawos
Shaunna Elias	Karen K. Davis

Hearing no further nominations, the nomination period was closed.

An oral roll call vote was conducted to appoint Michael Allawos as Mayor Pro Tem for the 2026 term. The vote failed 1-4 as follows: AYES: Allawos; NOES: Davis, Elias, Thompson, and Fredendall; ABSENT: None; ABSTAIN: None.

A subsequent oral roll call vote was conducted to appoint Karen K. Davis as Mayor Pro Tem for the 2026 term. The vote carried 4-1 as follows: Vote carried 4-1 as follows: AYES: Davis, Elias, Thompson, Fredendall; NOES: Allawos; ABSENT: None; ABSTAIN: None.

Karen K. Davis was declared Mayor Pro Tem for the 2026 term.

Presentations to 2025 Mayor David Fredendall
City Clerk/Communications Director Sessman conducted a special presentation honoring David Fredendall's service and leadership as Mayor during the 2025 term and invited special presentations from distinguished representatives and community partners Senator Sasha Perez, Congresswoman Chu, Congressman Cisneros, Assemblywoman Blanca Rubio, Assistant Superintendent of Human Resources Dr. Seth Bond Assistant Superintendent of Human Resources Dr. Seth Bond, Glendora Chamber of Commerce President/CEO Joe Cina, Citrus College Executive Director of Strategic Communications, Marketing and Public Affairs Lisa McPheron, Citrus College Board of Trustees Member Steven Flowers, West Covina Councilmember Ollie Cantos, Assistant Fire Chief Steve Cabrera.

City Manager Raymond presented David Fredendall with the Mayor's gavel plaque on behalf of the City Council and the City of Glendora.

The meeting recessed at 8:30 PM and reconvened at 8:45 PM, with all members present.

CONSENT CALENDAR
Mayor Pro-Tem/Vice-Chair Allawos requested clarification on Item #11 relating to the requested increase.

Mayor/Chair Fredendall announced that, in connection with Item #9 updated attachments—including the staff report, the Chamber of Commerce Memorandum of Understanding, Ordinance No. 2008 relating to the Glendora Village Business Improvement District, and the Notice of Scheduled Vacancy—were distributed to the City Council and made available to the public under separate cover.

A motion was made by Mayor Pro Tem/Vice-Chair Allawos, seconded by Councilmember/Commissioner Davis to approved Consent Calendar Items #5 - #11 as presented, affirming the actions appropriate to each item. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

5. Affirm minutes from the November 12, 2025 Meeting

The City Council, Successor Agency and Housing Authority affirmed minutes as presented.

6. City of Glendora and Glendora Successor Agency Investment Report for October 2025

The City Council and Successor Agency received and filed the Monthly Investment Activity Report for October 2025.

7. Review and Affirm Disbursements for November 2025 in the amount of $3,547,639.72

The City Council 1. Reviewed and affirmed disbursements for November 2025 in the amount of $3,547,639.72.

8. Notice of Completion for Dawson Park Playground and Pour-In-Place Surfacing

The City Council 1. Accept and Approve the Notice of Completion for the Dawson Park Playground and Pour-In-Place Surfacing adjacent to the Teen Center; 2. Approve the final contract amount of $141,978; and 3. Authorize the Mayor or his designee to sign and file the Notice of Completion for recordation with the County of Los Angeles Registrar-Recorder.

9. Ratify and accept the recommendation of the Business Improvement District (BID) Advisory Board to fill the unscheduled vacancy on the Business District Advisory Board, Office No. 2 for the term expiring June 30, 2027

The City Council 1. Ratified and accepted the recommendation of the BID Advisory Board to fill the unscheduled vacancy on the Business Improvement District Advisory Board, Office No. 2 for the term expiring June 30, 2027.

10. Conduct the 2026 Annual Review of City Council Appointments to Various Regional Organizations as City Representatives/Delegates and adopt proposed Resolution that becomes effective January 1, 2026

The City Council 1. Reviewed the proposed 2026 City Council Appointments; and 2. Adopted **Resolution CC 2025-42** entitled, "A RESOLUTION OF THE CITY COUNCIL APPOINTING DELEGATES AND ALTERNATES TO VARIOUS REGIONAL BOARDS AND COMMITTEES THAT THE CITYOF GLENDORA IS A MEMBER FOR 2026 EFFECTIVE JANUARY 1, 2026 AND RESCIND RESOLUTIONCC 2025-03."

11. Approve Amendment No. 1 to the Contract Services Agreement for Pre-Design Services with DLR Group, Inc. for additional renderings, animations, and conceptual floor plans for a Civic Center Revitalization project, increasing the Agreement in the amount of $64,716, to a total of $103,291

The City Council 1. Approved Amendment No. 1 to the Contract Services Agreement for Pre-Design Services with DLR Group, Inc. for additional renderings, animations, and conceptual floor

plans for a Civic Center Revitalization project, increasing the Agreement in the amount of $64,716, to a total of $103,291; and 2. Authorized the City Manager or his designee to execute the Amendment.

NEW BUSINESS

12. SB 707 (Durazo) Open Meetings: Meeting and Teleconference Requirements

Following discussion, a motion was made by Councilmember Davis, seconded by Councilmember Thompson, to provide direction to staff regarding implementation of SB 707 (Durazo) related to open meeting and teleconference requirements. The City Council provided the following direction:

- **Teleconferencing and Hybrid Participation:**
  Proceed with implementation of SB 707 teleconferencing requirements for the City Council only and not extend those provisions to Boards and Commissions. Hybrid meeting access, including phone and video participation, shall be implemented for City Council meetings only.

- **Language Accessibility:**
  Explore the statutory thresholds for language translation services and return to the City Council in April 2026 with a proposed resolution establishing language accessibility standards.

- **Participation Standards and Public Engagement:**
  Direct staff and the City Attorney to prepare and incorporate into the proposed resolution:
  - A uniform disruptive behavior policy applicable to all modes of participation;
  - SB 707 social media participation provisions;
  - Amendments to public engagement practices; and
  - Provisions addressing remote access outage procedures, interpretation requests, multilingual participation information, electronic access to meeting materials, and outreach to underrepresented communities.

Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

13. Update on Citywide Pavement and Sign Study, and Review of Pavement Management Program

Following discussion, a motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council 1. Receive and file the 2025 Pavement Management Program Update prepared by Bucknam Infrastructure Group, Inc. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

14. Consideration of an Agreement with California Skateparks, Inc. for Resurfacing of Finkbiner Park Skatepark in an amount not to exceed $98,500

A motion was made by Councilmember Elias, seconded by Councilmember Thompson, that the City Council 1. Approve an Agreement with California Skateparks, Inc. for resurfacing and repairs

at the Finkbiner Park Skate Park in the amount of $98,500; and 2. Authorize the City Manager or his designee to execute the agreement with California Skateparks, Inc. including minimal and/or non-substantive changes. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

15. Memorandum of Understanding between the City of Glendora and Glendora Management Association for the three-year term of January 1, 2026, through December 31, 2028

A motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council 1. Adopt **Resolution CC 2025-43** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A 2025-2028 MEMORANDUM OF UNDERSTANDING (MOU) WITH THE GLENDORA MANAGEMENT ASSOCIATION"; and, 2. Authorize the City Manager to execute the MOU with any and all non-substantive changes to the draft Memorandum of Understanding (MOU). Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

16. Approve Changes to Compensation and benefits for the Executive Staff for the Three-Year Term of January 1, 2026, through December 31, 2028

A motion was made by Councilmember Thompson, seconded by Councilmember Davis, that the City Council 1. Adopt **Resolution CC 2025-44** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING COMPENSATION AND BENEFITS ADJUSTMENTS FOREXECUTIVE MANAGEMENT CONTRACT EMPLOYEES." Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

17. Consideration of Amendment No. 1 to the City Manager's Employment Contract

A motion was made by Councilmember Thompson, seconded by Councilmember Davis, that the City Council 1. Approve Amendment No. 1 to the City Manager's Employment Contract. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS
There were no statements or reports given.

ADJOURNMENT
Meeting adjourned at 10:00 PM in memory of Bonnie Bidwell.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on _____.

STAFF REPORT

TO: Mayor and Council Members **DATE:** January 13, 2026

FROM: Finance **DISTRICT(S):** Citywide

SUBJECT: Review and Affirm Disbursements for December 2025 in the amount of $3,888,992.60

RECOMMENDATION

That the City Council:

1. Review and affirm disbursements for December 2025 in the amount of $3,888,992.60.

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)

EXECUTIVE SUMMARY

For December 2025 the City disbursed the following amounts through accounts payable and payroll.

Month	A/P	Payroll	Total
December 2025	$2,309,361.16		$2,309,361.16
12/12/2025		$806,585.46	$806,585.46
12/26/2025		$773,045.98	$773,045.98
Total	**$2,309,361.16**	**$1,579,631.44**	**$3,888,992.60**

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Pursuant to the Glendora Municipal Code Section 2.20.030 Departmental Reports, the Finance Department shall provide a comprehensive report on disbursements, at least on a quarterly basis.

DISCUSSION

Notable disbursements in the month of December include $114,604.70 to Yunex Corp for citywide traffic signal maintenance, and $145,042.41 to Southern California Edison for citywide electric utility.

FISCAL IMPACT

There is no impact associated with the recommendation of this report.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report.

Prepared By: George Perez-Sosa, Accounting Technician

Concurs With: Not Applicable

Reviewed By: Kyle Johnson, Finance Director/City Treasurer

Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer
Approved By:	Adam Raymond, City Manager
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

A_Warrant_Register_-_December_2025.pdf

CITY OF GLENDORA

CITY COUNCIL MEETING **1/13/2026**

WARRANT REGISTER - DECEMBER 2025			$2,309,361.16
PAYROLL EFT	12/12/2025	$	806,585.46
	12/26/2025	$	773,045.98
TOTAL			**$3,888,992.60**

PREPARED BY: George Perez

REVIEWED BY
Finance Director/City Treasurer

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
4994	EFT	12/5/2025	6415	88844MOTOR	55470530	59100	260106	13481	Heavy- Truck Maintenance and Repair	$413.23
	EFT	12/5/2025	6415	88844MOTOR	55470530	59100	260106	13483	Heavy- Truck Maintenance and Repair	$786.51
	EFT	12/5/2025	6415	88844MOTOR	55470530	59100	260106	13484	Heavy- Truck Maintenance and Repair	$2,052.01
	EFT	12/5/2025	6415	88844MOTOR	55470530	59100	260106	13500	Heavy- Truck Maintenance and Repair	$3,524.60
	EFT	12/5/2025	6415	88844MOTOR	55470530	59100	260106	13504	Heavy- Truck Maintenance and Repair	$3,136.36
										$9,912.71
4995	EFT	12/5/2025	105	AFSCME DISTRICT COUNCIL 36	92000000	20104		30384	Payroll Run 1 - Warrant 251123 AFSCME DUES	$962.50
										$962.50
4996	EFT	12/5/2025	2409	TRIFYTT SPORTS LLC	10190810	58300		F25-TFS.2	Instructor Payment F25 Session 2	$3,502.80
										$3,502.80
4997	EFT	12/5/2025	318	ANIMAL PEST MANAGEMENT SERVICES	10170560	59100		749602	PEST CONTROL	$250.00
										$250.00
4998	EFT	12/5/2025	113	BRODART COMPANY	10180730	51300		B7104017	CONTENT FOR THE PUBLIC	$989.25
										$989.25
4999	EFT	12/5/2025	5194	CHARTER COMMUNICATIONS HOLDINGS,LLC	10170520	51200		188625301110725	CABLE SERVICE FOR STREET YARD	$185.04
										$185.04
5000	EFT	12/5/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634220	RESTROOM SUPPLIES	$340.89
	EFT	12/5/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634221	RESTROOM SUPPLIES	$231.02
	EFT	12/5/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634222	restroom supplies	$110.42
										$682.33
5001	EFT	12/5/2025	313	COMMERCIAL DOOR METAL SYSTEMS INC.	10170560	51200		61268	SCHLAGE LOCK SET	$2,265.12

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5001	EFT	12/5/2025	313	COMMERCIAL DOOR METAL SYSTEMS INC.	10170560	51200		61269	DOOR LOCK SCHLAGE	$524.01
										$2,789.13
5002	EFT	12/5/2025	5500	CRAFTWATER ENGINEERING INC	25100990	70000	923147	20-086-36	LEGACY- FINKBINER STORMWATER CAPTURE PROJ DESIGN	$2,626.00
	EFT	12/5/2025	5500	CRAFTWATER ENGINEERING INC	25100990	70000	923147	20-086-37	LEGACY- FINKBINER STORMWATER CAPTURE PROJ DESIGN	$9,583.19
										$12,209.19
5003	EFT	12/5/2025	6825	DANA SIMPSON	92000000	20105		30394	Payroll Run 1 - Warrant 251123 GARNISHMENT SPOUSAL	$100.00
										$100.00
5004	EFT	12/5/2025	3754	DE NORA WATER TECHNOLOGIES INC	50170640	53510	260199	9200109248	Parts & Services for Chlorine Generation Systems	$15,662.46
										$15,662.46
5005	EFT	12/5/2025	2119	DEKRA-LITE INDUSTRIES INC	10170580	51500		ARINVO27254	Holiday decorations for the Village	$2,353.18
										$2,353.18
5006	EFT	12/5/2025	5971	GLENDORA CHRYSLER JEEP DODGE	55470530	51500		609261	SPARE WHEELS FOR POLICE UNITS	$1,385.70
	EFT	12/5/2025	5971	GLENDORA CHRYSLER JEEP DODGE	55470530	51500		609299	TIRE PRESSURE SENSOR	$72.21
	EFT	12/5/2025	5971	GLENDORA CHRYSLER JEEP DODGE	55470530	51500		609300	3 TIRE PRESSURE SENSORS	$216.63
	EFT	12/5/2025	5971	GLENDORA CHRYSLER JEEP DODGE	55470530	51500		609300	3 TIRE PRESSURE SENSORS	$0.00
										$1,674.54
5007	EFT	12/5/2025	2209	DOCU-TRUST	10190800	59100		0057130	OFF SITE DOCUMENT STORAGE DECEMBER 2025	$15.56
										$15.56
5008	EFT	12/5/2025	599	EXCEL ELECTRIC FIRE	10170560	59100		T25GlenCH1	FIRE ALARM TESTING / SERVICE	$776.50
										$776.50

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5009	EFT	12/5/2025	2183	FEHR & PEERS	30170550	59100	260223	190615	CONSULTING SERVICES - PARKING LOT DESIGN	$5,495.00
										$5,495.00
5010	EFT	12/5/2025	4262	FOOTHILL COMMUNICATIONS, INC.	55470530	59100		INV7725	REPROGRAM APX6500 FOR POLICE UNIT 24	$395.00
										$395.00
5011	EFT	12/5/2025	2528	GLENDORA AFTER STROKE CENTER	10190820	59100	260031	2513	LA FETRA AFTER STROKE NOVEMBER 2025	$833.33
										$833.33
5012	EFT	12/5/2025	11	GLENDORA CHAMBER OF COMMERCE	20460460	57220		NOVEMBER 2025	BID FEES FROM 11/01/2025-11/30/2025	$4,400.00
										$4,400.00
5013	EFT	12/5/2025	104	GLENDORA CITY EMPLOYEE ASSOCIATION	92000000	20104		30383	Payroll Run1 - Warrant 251123 CITY EMPLOYEE ASSOC	$690.00
										$690.00
5014	EFT	12/5/2025	6344	GLENDORA COMMUNITY SERVICES FNDTN.	10190800	54008		COG64	GLENDORA AVE BANNER FEE	$200.00
	EFT	12/5/2025	6344	GLENDORA COMMUNITY SERVICES FNDTN.	10190810	58100		COG64	GLENDORA AVE BANNER FEE	$900.00
										$1,100.00
5015	EFT	12/5/2025	107	GLENDORA MANAGEMENT ASSOCIATION	92000000	20104		30385	Payroll Run 1 - Warrant 251123 GMA DUES	$520.00
										$520.00
5016	EFT	12/5/2025	109	GLENDORA POLICE MANAGEMENT	92000000	20104		30387	Payroll Run 1 - Warrant 251123 PMA DUES	$613.50
										$613.50
5017	EFT	12/5/2025	6923	FIVESTAR RUBBER STAMP ETC., INC	10120100	51780		77370	2 RETIREMENT HOT PLATES ENGRAVING	$59.81
										$59.81
5018	EFT	12/5/2025	2387	HOUSING RIGHTS CENTER	28560440	59140	260266	2025-01	HRC CONSULTING SERVICES	$1,936.55
	EFT	12/5/2025	2387	HOUSING RIGHTS CENTER	28560440	59140	260266	2025-02	HRC CONSULTING SERVICES	$1,629.91

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5018	EFT	12/5/2025	2387	HOUSING RIGHTS CENTER	28560440	59140	260266	2025-03	HRC CONSULTING SERVICES	$1,731.36
										$5,297.82
5019	EFT	12/5/2025	1882	JOE A. GONSALVES & SON	10120100	59100	260080	163932	Joe A Gonsalves Attorney Fees	$3,500.00
										$3,500.00
5020	EFT	12/5/2025	6398	LA - C.A.D.A.	10390840	58601	260003	City of Glendora #44	LA CADA - November 2025	$21,875.00
										$21,875.00
5021	EFT	12/5/2025	6115	MIDAMERICA ADMIN&RETIRE SOLUTIONS	92000000	20101		30393	Payroll Run 1 - Warrant 251123 MIDAMERICA HRA	$450.00
										$450.00
5022	EFT	12/5/2025	6115	MIDAMERICA ADMIN&RETIRE SOLUTIONS	92000000	20103		30392	Payroll Run 1 - Warrant 251123 MIDAMERICA RETIRE	$4,444.88
										$4,444.88
5023	EFT	12/5/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10190800	51110	260057	446344427001	TISSUES, CLOROX WIPES, NOTEBOOK, PENS	$63.49
										$63.49
5024	EFT	12/5/2025	938	PASCO DOORS	10170560	59100		103594	DOOR REPAIR LEGION BUILDING PATIO	$1,694.76
	EFT	12/5/2025	938	PASCO DOORS	10170560	59100		103820	FRONT DOOR REPAIR TRANSPORTATION BUILDING	$313.95
										$2,008.71
5025	EFT	12/5/2025	7113	PESTMASTER SERVICES LP	10170560	59100	260207	244C	CITYWIDE FACILITY PEST CONTROL SERVICES	$1,986.00
										$1,986.00
5026	EFT	12/5/2025	21	PITNEY BOWES POSTAGE BY PHONE	10115030	55340		Nov-0934-6847	Nov Citywide Postage - 8000-9090-0934-6847	$1,500.00
	EFT	12/5/2025	21	PITNEY BOWES POSTAGE BY PHONE	50115030	55340		Nov-0934-6847	Nov Citywide Postage - 8000-9090-0934-6847	$1,000.00
										$2,500.00
5027	EFT	12/5/2025	108	POLICE ASSOCIATION	92000000	20104		30386	Payroll Run 1 - Warrant 251123 POA DUES	$3,850.00
										$3,850.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5028	EFT	12/5/2025	2560	RIGHT OF WAY, INC.	25570520	56600	260116	75984	STREET NAME AND REGULATORY SIGNS	$131.70
										$131.70
5029	EFT	12/5/2025	1702	SANDERS LOCK & KEY, INC.	10170560	51400		SC00872733	REY-KEY CYLINDERS	$30.00
										$30.00
5030	EFT	12/5/2025	6875	SPRINGSTEAD & ASSOCIATES	10160420	59100	260146	DEC 2025	CONSULTING SERVICES	$4,150.00
										$4,150.00
5031	EFT	12/5/2025	2933	STAPLES ADVANTAGE	10170500	51110		6047710725	RETIREMENT (GREETING) CARDS	$22.80
										$22.80
5032	EFT	12/5/2025	6929	STERLING HEALTH SERVICES, INC	92000000	20106		30395	Payroll Run 1 - Warrant 251123 STERLING HEALTH HSA	$361.01
										$361.01
5033	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255857	SR PROJECT MANAGER	$1,430.00
	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255858	SR PROJECT MANAGER	$1,430.00
	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255860	SR PROJECT MANAGER	$1,870.00
	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255861	SR PROJECT MANAGER AND ASSOCIATE ENG	$2,455.00
	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255862	IDS GROUP	$2,604.80
	EFT	12/5/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255863	ASSOCIATE ENGINEER	$3,565.00
										$13,354.80
5034	EFT	12/5/2025	3621	TYLER TECHNOLOGIES INC	28250940	51500	260263	130-160628	HARDWARE FEES - ZEBRA PRINTER	$13,500.00
										$13,500.00
5035	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129109154.001	ELECTRICAL SUPPLIES	$446.68
	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129157828.001	ELECTRICAL SUPPLIES	$343.36
	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129167482.001	ELECTRICAL SUPPLIES	$505.84
	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129236687.001	ELECTRICAL SUPPLIES	$223.34

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5035	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129236687.002	ELECTRICAL SUPPLIES	$943.85
	EFT	12/5/2025	2324	WALTERS WHOLESALE ELECTRIC CO	10170560	51200		S129253912.001	RESTROOM SUPPLIES	$1,133.29
										$3,596.36
5036	EFT	12/5/2025	2474	WATERWISE CONSULTING INC.	50170620	66010	260077	8942	WaterWise Consulting Services October 2025	$4,171.00
										$4,171.00
5037	EFT	12/12/2025	6091	ADOPT A HWY LITTER REMOVAL SVC, LLC	10100000	13291	260045	316553	ADOPT A HIGHWAY LITTER REMOVAL	$3,303.00
										$3,303.00
5038	EFT	12/12/2025	7	ALTA-FOODCRAFT INC.	10120100	51750		12556798	NOVEMBER 2025 CITY HALL BREAKROOM SUPPLIES	$378.84
										$378.84
5039	EFT	12/12/2025	1166	AGI ACADEMY	10190810	58300		F25-AGI.1	Instructor Payment Fall 2025	$1,008.00
										$1,008.00
5040	EFT	12/12/2025	5433	AVALON COLLISION CENTERS INC	55470530	51500		32348	TEAR DOWN OF UNIT 7	$300.00
										$300.00
5041	EFT	12/12/2025	5631	AXON ENTERPRISE INC	55470530	51500		INUS398170	AXON PARTS	$1,029.98
										$1,029.98
5042	EFT	12/12/2025	2568	BURRO CANYON SHOOTING PARK	10150310	51200		3670	11/6 range fees	$100.00
										$100.00
5043	EFT	12/12/2025	573	CDW GOVERNMENT, INC.	55330150	59120	260175	AF8NZ4X	PALO ALTO HA RENEWAL	$34,891.45
										$34,891.45
5044	EFT	12/12/2025	7086	THE CHARLIE CART PROJECT	21680730	72000	260216	1730	Turnkey Mobile Culinary Kitchen Cart	$17,058.75
										$17,058.75
5045	EFT	12/12/2025	5194	CHARTER COMMUNICATIONS HOLDINGS,LLC	55330150	57055		187847801111425	PD INTERNET	$186.08
										$186.08

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5046	EFT	12/12/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		632885	RESTROOM SUPPLIES LIBRARY	$318.15
										$318.15
5047	EFT	12/12/2025	6715	CONVERGINT TECHNOLOGIES LLC	30100990	70000	250157	IN00410611	CITYWIDE SECURITY ASSESSMENT & INSTALLATION PROJ	$1,618.00
										$1,618.00
5048	EFT	12/12/2025	843	NANCY K. BOHL INC	10150300	59100		INV107175	October services	$480.00
										$480.00
5049	EFT	12/12/2025	297	COVINA VALLEY WATER COMPANY	50170640	53100		November-25	WATER SHARES	$13,562.96
										$13,562.96
5050	EFT	12/12/2025	6287	CYNTHIA ESTRADA HAEBE	10150330	59100		25-098	October	$1,347.50
										$1,347.50
5051	EFT	12/12/2025	6547	DRAW TAP GIS, LLC	50200990	70000	260211	2025GDR-0023	CONSULTING SERVICES	$1,526.25
	EFT	12/12/2025	6547	DRAW TAP GIS, LLC	50170630	59100	260173	2025GDR-0024	COMPUTER SOFTWARE FOR MICROCOMPUTERS, SYSTEMS, INC	$763.12
	EFT	12/12/2025	6547	DRAW TAP GIS, LLC	50170640	59100	260173	2025GDR-0024	COMPUTER SOFTWARE FOR MICROCOMPUTERS, SYSTEMS, INC	$763.13
										$3,052.50
5052	EFT	12/12/2025	1010	E.J. WARD, INC.	55470530	59100	260210	EJ-INV-2672.	SaaS Hosting 10/23/2025 to 10/22/2026	$3,045.99
										$3,045.99
5053	EFT	12/12/2025	730	ENTENMANN-ROVIN CO.	10140250	51780		0204692	LAPEL PIN ORDER SERVICE AWARDS	$623.82
										$623.82
5054	EFT	12/12/2025	6292	FERGUSON ENTERPRISES, LLC	50170630	53520	260087	0061282	WATER DIV. - CLOW VALVES	$8,981.47
	EFT	12/12/2025	6292	FERGUSON ENTERPRISES, LLC	50170630	53520	260087	0065805	WATER DIV. - BRASS STOPS	$2,166.80
										$11,148.27

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5055	EFT	12/12/2025	6344	GLENDORA COMMUNITY SERVICES FNDTN.	10190820	58100		COG66	CRAFT BOUTIQUE BANNER 2026	$100.00
										$100.00
5056	EFT	12/12/2025	2923	GMS ELEVATOR SERVICES, INC	10190820	59100		127352	LFC GMS ELEVATOR NOVEMBER 2025	$123.05
										$123.05
5057	EFT	12/12/2025	902	GRAINGER	55470530	51500		9674993663	GLOVES/CABLE TIES/ VYNYL NUMBERS	$252.24
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9683129564	BACK UP ALARM/ STOBE LIGHTS	$782.48
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9691249123	CHARGER/STOP,SLOW PADDLE/ SWITCH	$205.94
	EFT	12/12/2025	902	GRAINGER	55470530	51200		9692570808	TYVEK SUITS	$59.85
	EFT	12/12/2025	902	GRAINGER	55470530	51200		9692920359	COVERALLS	$178.74
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9694437394	LIGHT BAR	$360.85
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9702202442	TRUCK MOUNTED CRANE	$2,278.35
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9702546517	CRANE STRAP	$25.73
	EFT	12/12/2025	902	GRAINGER	50170640	53510		9715984200	WATER DIV. - PRODUCTION SUPPLIES LIQUID FLOW SWITC	$445.41
	EFT	12/12/2025	902	GRAINGER	55470530	51200		9716394920	SHOP SUPPLIES	$756.11
	EFT	12/12/2025	902	GRAINGER	55470530	51200		9716734109	MOP/TAMPERPROOF SOCKET	$139.98
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9716734109	MOP/TAMPERPROOF SOCKET	$0.00
	EFT	12/12/2025	902	GRAINGER	55470530	51500		9716873055	WIRE	$52.70
	EFT	12/12/2025	902	GRAINGER	10170560	51200		9719710957	LIGHT BULBS	$263.55
	EFT	12/12/2025	902	GRAINGER	50170630	53520		9722082717	WATER DIV. DISTRIBUTION ORDER - FILTER SOCK	$406.51
	EFT	12/12/2025	902	GRAINGER	50170630	53520		9723921087	WATER DIV. DISTRIBUTION ORDER - GLOVES, APRON	$106.86
	EFT	12/12/2025	902	GRAINGER	50170630	53520		9724809513	WATER DIV. DISTRIBUTION ORDER - WEB SLING	$86.54
	EFT	12/12/2025	902	GRAINGER	50170640	53510		9728580607	WATER DIV. - PROTECTION KIT	$220.46

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5057	EFT	12/12/2025	902	GRAINGER	50170640	53510		9733499496	WATER DIV. - SEALANT, PIPE CUTTER	$456.94
										$7,079.24
5058	EFT	12/12/2025	716	HACH COMPANY	50170640	53510		14758824	WATER DIV. PRODUCTION VIAL REFILL	$644.75
										$644.75
5059	EFT	12/12/2025	5300	INTELLIGENT FIRE SYSTEMS & SOLUTION	50170640	59100		114724	WATER DIV. - MONTHLY MONITORING/ FIRE ALARM	$742.50
										$742.50
5060	EFT	12/12/2025	7187	MADISON AI, INC.	55330150	59112	260274	INV-6946	KNOWLEDGE ASSISTANCE Y1	$40,000.00
										$40,000.00
5061	EFT	12/12/2025	1286	MARIPOSA LANDSCAPES, INC.	10170580	59100	260042	115868	Water Village Pots - August 2025	$562.00
										$562.00
5062	EFT	12/12/2025	4720	KIMBALL MIDWEST	55470530	51500		103905583	RETURN PARTS	($257.78)
	EFT	12/12/2025	4720	KIMBALL MIDWEST	55470530	51500		103946337	SHOP SUPPLIES	$621.06
										$363.28
5063	EFT	12/12/2025	5635	MUNICIPAL DENTAL POOL	92000000	20110		21031.12.25	DELTAL DENTAL DEC BILL 2025	$12,615.10
										$12,615.10
5064	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10150360	51110		445193087001	office supplies	$312.99
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10150360	51110		446022930002	pepto bismol	$10.21
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10115030	51110		449153377001	Office Supplies - File folders	$70.10
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50115030	51110		449153377001	Office Supplies - File folders	$70.09
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10115030	51110		449153734001	Office Supplies - Meeting supplies	$6.17
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50115030	51110		449153734001	Office Supplies - Meeting supplies	$6.16
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10115030	51110		449301365001	Office Supplies - Viewable labels	$21.26
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50115030	51110		449301365001	Office Supplies - Viewable labels	$21.25

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5064	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10115030	51110		449301968001	Office Supplies - Viewable Labels	$23.58
	EFT	12/12/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50115030	51110		449301968001	Office Supplies - Viewable Labels	$23.58
										$565.39
5065	EFT	12/12/2025	6318	PARKHOUSE TIRE INC.	55470530	51500		1011056483	TIRES FOR 742	$2,120.57
										$2,120.57
5066	EFT	12/12/2025	7097	PLAYCORE WISCONSIN INC.	10170580	51500		PJI-0279846	Playground part replacement at Gladstone Park	$279.46
										$279.46
5067	EFT	12/12/2025	1150	PRO PRINTING INC.	10180700	55320		59080	Bookmarkers	$37.66
										$37.66
5068	EFT	12/12/2025	6090	QUALITY AUTO SUPPLY, INC.	55470530	51500		278336-1	OIL FILTERS	$126.26
										$126.26
5069	EFT	12/12/2025	6580	REFRIGERATION SUPPLIES DISTRIBUTOR	10170560	51200		46344979-00	SENSOR PD HVAC	$75.91
										$75.91
5070	EFT	12/12/2025	6537	RICHDAL, INC	10190810	58300		F25-YR.1	Instructor Payment Fall 2025	$441.00
										$441.00
5071	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$60.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$68.75
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$71.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$71.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$74.25
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10115030	55310		GK112025	November Advertisements Citywide	$77.00
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10140200	55320		GK112025	November Advertisements Citywide	$73.15
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	10170560	59100		GK112025	November Advertisements Citywide	$77.00
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$74.25

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5071	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$60.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$68.75
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$77.00
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$71.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50115030	55310		GK112025	November Advertisements Citywide	$71.50
	EFT	12/12/2025	23	SAN GABRIEL VALLEY EXAMINER	50140200	55320		GK112025	November Advertisements Citywide	$31.35
										$1,028.50
5072	EFT	12/12/2025	3621	TYLER TECHNOLOGIES INC	28250940	51520		130-160874	E-Cite software - OTS	$500.00
										$500.00
5073	EFT	12/12/2025	2584	ULINE	50170640	51200		198484832	WATER DIV. PRODUCTION ORDER - ADHESIVE, APPLICATOR	$318.72
	EFT	12/12/2025	2584	ULINE	10190820	51500	260233	199006532	ULINE - OFFICE CHAIRS	$3,462.68
	EFT	12/12/2025	2584	ULINE	50170640	51200		200546007	WATER DIV. PRODUCTION ORDER - WORKBENCH	$858.71
										$4,640.11
5074	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10170560	59100	260129	16113	JANITORIAL SERVICES	$8,350.00
	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10170580	59100	260129	16113	JANITORIAL SERVICES	$20,785.00
	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10190810	59100	260129	16113	JANITORIAL SERVICES	$2,600.00
	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10190820	56100	260129	16113	JANITORIAL SERVICES	$1,550.00
	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	50170600	59100	260129	16113	JANITORIAL SERVICES	$550.00
										$33,835.00
5075	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10190810	56100	260012	16131	BUILDING MAINTENANCE LEGION & LA FETRA November	$625.00
	EFT	12/12/2025	1651	UNITED MAINTENANCE SYSTEMS	10190820	56100	260012	16131	BUILDING MAINTENANCE LEGION & LA FETRA November	$500.00
										$1,125.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5076	EFT	12/12/2025	751	UNITED RENTALS (NORTH AMERICA)	10170560	51400		255649377-001	2 SCISSOR LIFT RENTAL	$696.61
										$696.61
5077	EFT	12/12/2025	543	TAS	50170620	51200		28538	WATER DIV. CLOTHING ORDER	$59.67
	EFT	12/12/2025	543	TAS	50170640	51200		28538	WATER DIV. CLOTHING ORDER	$229.39
										$289.06
5078	EFT	12/12/2025	7082	YUNEX CORP	25570520	56400	260164	5610006760	CITYWIDE TRAFFIC SIGNAL MAINTENANCE/REPAIR	$38,468.32
	EFT	12/12/2025	7082	YUNEX CORP	25570520	56400	260164	90005684	CITYWIDE TRAFFIC SIGNAL MAINTENANCE	$6,102.72
	EFT	12/12/2025	7082	YUNEX CORP	25570520	56400	260164	90005700	CITYWIDE TRAFFIC SIGNAL MAINTENANCE-REPAIR	$5,683.46
	EFT	12/12/2025	7082	YUNEX CORP	23300990	70000	260164	90005701	CITYWIDE TRAFFIC SIGNAL MAINTENANCE-REPAIR	$64,350.20
										$114,604.70
5079	EFT	12/12/2025	105	AFSCME DISTRICT COUNCIL 36	92000000	20104		31223	Payroll Run 1 - Warrant 251207 AFSCME DUES	$935.00
										$935.00
5080	EFT	12/12/2025	6825	DANA SIMPSON	92000000	20105		31232	Payroll Run 1 - Warrant 251207 GARNISHMENT SPOUSAL	$100.00
										$100.00
5081	EFT	12/12/2025	104	GLENDORA CITY EMPLOYEE ASSOCIATION	92000000	20104		31222	Payroll Run 1 - Warrant 251207 CITY EMPLOYEE ASSOC	$700.00
										$700.00
5082	EFT	12/12/2025	107	GLENDORA MANAGEMENT ASSOCIATION	92000000	20104		31224	Payroll Run 1 - Warrant 251207 GMA DUES	$520.00
										$520.00
5083	EFT	12/12/2025	109	GLENDORA POLICE MANAGEMENT	92000000	20104		31226	Payroll Run 1 - Warrant 251207 PMA DUES	$613.50
										$613.50

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5084	EFT	12/12/2025	6115	MIDAMERICA ADMIN&RETIRE SOLUTIONS	92000000	20101		31231	Payroll Run 1 - Warrant 251207 MIDAMERICA HRA	$450.00
										$450.00
5085	EFT	12/12/2025	6115	MIDAMERICA ADMIN&RETIRE SOLUTIONS	92000000	20103		31230	Payroll Run 1 - Warrant 251207 MIDAMERICA RETIRE	$4,226.62
										$4,226.62
5086	EFT	12/12/2025	108	POLICE ASSOCIATION	92000000	20104		31225	Payroll Run 1 - Warrant 251207 POA DUES	$3,850.00
										$3,850.00
5087	EFT	12/12/2025	6929	STERLING HEALTH SERVICES, INC	92000000	20106		31233	Payroll Run 1 - Warrant 251207 STERLING HEALTH HSA	$2,511.01
										$2,511.01
5088	EFT	12/12/2025	5899	WILLIAM TURNLEY	10100001	42300		31242	Retiree Med Reimb - Q4 2025	$432.00
	EFT	12/12/2025	5899	WILLIAM TURNLEY	50100001	42300		31242	Retiree Med Reimb - Q4 2025	$168.00
										$600.00
5089	EFT	12/19/2025	4163	ADVANTEC CONSULTING ENGINEERS INC.	30170550	59100	250343	9803-0305-01-09	DESIGN SERVICES FOR CITWIDE ENG & TRAFFIC SURVEY	$2,970.00
										$2,970.00
5090	EFT	12/19/2025	1339	AFLAC	92000000	20108		116892	AFLAC IDV DEC BILL 2025	$2,009.64
										$2,009.64
5091	EFT	12/19/2025	1339	AFLAC	92000000	20108		INV0001092354	AFLAC GROUP BILL DEC 2025	$3,356.93
										$3,356.93
5092	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23000990	70000	9220598	304.0002022.046-38	LEGACY - URBAN TRAILS DESIGN CONTRACT	$227.31
	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23300990	70000	9220598	304.0002022.046-38	LEGACY - URBAN TRAILS DESIGN CONTRACT	$264.59
	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23400990	70000	9220598	304.0002022.046-38	LEGACY - URBAN TRAILS DESIGN CONTRACT	$943.10
	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23000990	70000	9220598	304.0002022.046-39	LEGACY - URBAN TRAILS DESIGN CONTRACT	$251.47

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5092	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23300990	70000	9220598	304.0002022.046-39	LEGACY - URBAN TRAILS DESIGN CONTRACT	$292.71
	EFT	12/19/2025	5620	ALTA PLANNING & DESIGN INC	23400990	70000	9220598	304.0002022.046-39	LEGACY - URBAN TRAILS DESIGN CONTRACT	$1,043.32
										$3,022.50
5093	EFT	12/19/2025	7	ALTA-FOODCRAFT INC.	10120100	51750		12552176	CITY HALL BREAKROOM SUPPLIES - OCT 2025	$287.27
	EFT	12/19/2025	7	ALTA-FOODCRAFT INC.	10120100	59100		12557729	BREAKROOM COFFEE MAKER MONTHLY SERVICE DECEMBER 25	$35.00
	EFT	12/19/2025	7	ALTA-FOODCRAFT INC.	10120100	51750		12559463	DECEMBER 2025 COFFEE SUPPLIES PUBLIC WORKS	$283.19
										$605.46
5094	EFT	12/19/2025	1452	UNISHIELD	10170560	51200		20-005773	FIRST AID SUPPLIES - CORPORATE YARD	$256.00
										$256.00
5095	EFT	12/19/2025	5167	AZTECH ELEVATOR COMPANY	10170560	51400		AZ20406	ELEVATOR MONTHLY SERVICE	$145.00
										$145.00
5096	EFT	12/19/2025	4642	BLACK AND WHITE EMERGENCY VEHICLES	55470530	51500		6069	REMOVE EQUIPMENTS FROM PATROL UNIT 7	$1,000.00
										$1,000.00
5097	EFT	12/19/2025	5321	BLUEBEAM INC	55330150	59112	260276	2630235	ORG ADMIN PRO, FOR LEGACY STUDIO PRIME	$233.24
										$233.24
5098	EFT	12/19/2025	2349	CAL BLEND SOILS INC	10170580	51271		85511	Decorative mulch for the Village	$2,073.24
	EFT	12/19/2025	2349	CAL BLEND SOILS INC	10170580	51271		85540	Mulch for City Hall	$1,079.81
										$3,153.05
5099	EFT	12/19/2025	573	CDW GOVERNMENT, INC.	55330150	59112	260168	AF8N63A	PALO ALTO SUBSCRIPTION AND LICENSE RENEWAL #2	$35,647.95
	EFT	12/19/2025	573	CDW GOVERNMENT, INC.	55330150	59112	260238	AH2X63H	ADOBE RENEWL	$27,915.70
										$63,563.65

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5100	EFT	12/19/2025	5194	CHARTER COMMUNICATIONS HOLDINGS,LLC	55330150	57055		188628701120125	INTERNET - ACT 188628701	$1,699.00
	EFT	12/19/2025	5194	CHARTER COMMUNICATIONS HOLDINGS,LLC	55330150	57055		213493001120125	INTERNET ACT 213493001	$1,219.99
										$2,918.99
5101	EFT	12/19/2025	3760	CHARTER OAK GYMNASTICS, INC.	10190810	58300		SUF25-COGYM.1	Instructor Payment SU25 & F25	$22,230.00
										$22,230.00
5102	EFT	12/19/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634219	JANITORIAL RESTROOM SUPPLIES PD	$246.70
	EFT	12/19/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10190800	59100		634804	KITCHEN PAPER TOWELS AND BATHROOM PAPER TOWELS	$51.48
	EFT	12/19/2025	6831	CLEAN SWEEP SUPPLY CO., INC	23190860	51200		634804	KITCHEN PAPER TOWELS AND BATHROOM PAPER TOWELS	$51.47
	EFT	12/19/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10190820	56100		634808	CLEAN SWEEP - 12/04/2025 ORDER	$240.77
										$590.42
5103	EFT	12/19/2025	594	CLINICAL LAB OF SAN BERNARDINO	50170640	59100	260076	2501714-GLE01	STATE MANDATED WATER TESTING SERVICES	$2,560.50
										$2,560.50
5104	EFT	12/19/2025	2980	COCO'S CREW INC	10190810	58300		F25-CC.2	Instructor Payment F25 Session 2	$6,737.50
										$6,737.50
5105	EFT	12/19/2025	6715	CONVERGINT TECHNOLOGIES LLC	30100990	70000	250157	IN00415563	CITYWIDE SECURITY ASSESSMENT & INSTALLATION PROJ	$19,235.96
	EFT	12/19/2025	6715	CONVERGINT TECHNOLOGIES LLC	30100990	70000	250157	IN00415566	CITYWIDE SECURITY ASSESSMENT & INSTALLATION PROJ	$10,172.79
	EFT	12/19/2025	6715	CONVERGINT TECHNOLOGIES LLC	10140250	59100		IN00419675	City ID badge order	$1,638.00
										$31,046.75
5106	EFT	12/19/2025	3762	DONNA COUPLAND	10190810	58300		F25-DC.2	Instructor Payment F25 Session 2	$1,014.30
										$1,014.30

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5107	EFT	12/19/2025	3465	CSG CONSULTANTS INC	10160410	59100	250205	63424	CONSULTING SERVICES	$24,200.00
	EFT	12/19/2025	3465	CSG CONSULTANTS INC	10160410	59100	250205	B251465	CONSULTING SERVICES - OCTOBER	$17,133.38
										$41,333.38
5108	EFT	12/19/2025	3754	DE NORA WATER TECHNOLOGIES INC	50170640	53510		9200109686	WATER DIV. - TREATMENT SERVICES	$598.24
										$598.24
5109	EFT	12/19/2025	6328	TANGLED WEB SOLUTIONS	10150300	59100	260066	112044	Nicolaisa Officer Background	$1,765.00
	EFT	12/19/2025	6328	TANGLED WEB SOLUTIONS	10150300	59100	260066	112045	Lopez Background	$1,965.00
										$3,730.00
5110	EFT	12/19/2025	6972	DISABILITY ACCESS CONSULTANTS, LLC	30100990	70000	250475	25-333	DAC-ADA SELF-EVALUATION AND TRANSITION PLAN	$61,449.59
	EFT	12/19/2025	6972	DISABILITY ACCESS CONSULTANTS, LLC	50200990	70000	250475	25-333	DAC-ADA SELF-EVALUATION AND TRANSITION PLAN	$12,250.41
										$73,700.00
5111	EFT	12/19/2025	592	FORENSIC NURSE SPECIALISTS INC.	10150330	59100	260283	6414	10/5 and 10/30 Sexual Assault Exams	$2,800.00
										$2,800.00
5112	EFT	12/19/2025	3468	SHEILA JENNINGS GANINO	10190810	58300		F25-SG.4	Instructor Payment F25 December	$2,010.00
										$2,010.00
5113	EFT	12/19/2025	11	GLENDORA CHAMBER OF COMMERCE	10120100	59100	260122	21427739	Glendora Chamber Yearly Membership Dues Cont.	$2,083.34
	EFT	12/19/2025	11	GLENDORA CHAMBER OF COMMERCE	10160420	59600	260017	21427740	BID CONSULTING SERVICES DEC	$4,166.66
										$6,250.00
5114	EFT	12/19/2025	3324	MICHELLE HARRINGTON	10190810	58300		F25-MH.4	Instructor Payment F25 2/2	$1,826.06
										$1,826.06
5115	EFT	12/19/2025	4229	HIGH SPEED PLUMBING, INC.	10170560	59100		14214	SEWER MAIN LINE CLEANING CITY HALL	$975.00
										$975.00

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5116	EFT	12/19/2025	3697	IDS GROUP INC.	30100990	70000	250294	22X21.02-10	GLENDORA CORP YARD IMPROVEMENTS	$34,465.00
										$34,465.00
5117	EFT	12/19/2025	5300	INTELLIGENT FIRE SYSTEMS & SOLUTION	50170640	59100		114630	WATER DIV. - QUARTERLY MONITORING	$135.00
										$135.00
5118	EFT	12/19/2025	5730	JAVIER DJEU TENNIS	10190810	58300		F25-JD.2	Instructor Payment F25 - Session 2	$717.79
										$717.79
5119	EFT	12/19/2025	6409	KANOPY	10180730	51300	260083	481554 - PPU	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$411.00
										$411.00
5120	EFT	12/19/2025	6992	KIMBERLY BOYLE	10190810	58300		F25-KB.4	Instructor Payment F25 Session 4	$2,010.00
										$2,010.00
5121	EFT	12/19/2025	6773	LOS ANGELES CITY CLEANING INC.	10170580	59100	260162	7712	Cleaning for E Meda, W Meda Plza, Bus Plza - Sep25	$1,782.00
	EFT	12/19/2025	6773	LOS ANGELES CITY CLEANING INC.	10170580	59100	260162	7808	Cleaning for E Meda, W Meda Plza, Bus Plza - Oct25	$1,716.00
										$3,498.00
5122	EFT	12/19/2025	7190	LIBRARY IDEAS LLC	10180720	51300		120257	CONTENT FOR THE PUBLIC	$131.20
										$131.20
5123	EFT	12/19/2025	37	LIEBERT CASSIDY WHITMORE	10150300	59100	260239	307248	#GL050-00064	$2,628.00
	EFT	12/19/2025	37	LIEBERT CASSIDY WHITMORE	10150300	59100	260239	307249	GL050-00062	$2,628.50
	EFT	12/19/2025	37	LIEBERT CASSIDY WHITMORE	10150300	59100	260282	308058	GL050-00062	$7,653.50
										$12,910.00
5124	EFT	12/19/2025	6745	MALISSA J. APODACA INC.	10190810	58300		F25-MA.3	Instructor Payment F25 Session 3	$1,312.50
										$1,312.50

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5125	EFT	12/19/2025	6721	MAVERICK DATA SYSTEMS	10150330	59100	260284	586	Warrant Builder Subscription	$2,606.26
										$2,606.26
5126	EFT	12/19/2025	192	MERCURY FENCE CO., INC.	10170560	59100		20991	GATE FENCE RENTAL	$900.00
										$900.00
5127	EFT	12/19/2025	5712	MIDWEST TAPE LLC	10180730	51300	260100	508109590	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$2,150.76
										$2,150.76
5128	EFT	12/19/2025	1489	OFFICE SOLUTIONS	10160410	51110		I-20004460	PENS. FOLDERS. SANITIZER - OFFICE SUPPLY	$19.89
										$19.89
5129	EFT	12/19/2025	1810	OVERDRIVE, INC.	10180730	51300	260084	01148CO25367396	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$1,004.24
										$1,004.24
5130	EFT	12/19/2025	3471	PETE'S ROAD SERVICE INC	55470530	51500		25-0883215-00	police tires	$2,135.97
										$2,135.97
5131	EFT	12/19/2025	6320	LEGALSHIELD	92000000	20108		302517.12.2025	Legal Shield December 2025 Bill	$720.90
										$720.90
5132	EFT	12/19/2025	3545	SAMPA BRAZILIAN JIU JITSU INC	10190810	58300		F25-SBJJ.1	Instructor Payment F25	$1,800.00
										$1,800.00
5133	EFT	12/19/2025	5671	SPECIAL T WATER SYSTEMS INC	50170640	53510		253740	WATER SOFTENER	$125.00
										$125.00
5134	EFT	12/19/2025	347	THREE VALLEYS MUNICIPAL WATER	50170620	66010		6842	REBATES	$1,944.06
										$1,944.06
5135	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255854	PRINCIPAL AND ASSOCIATE ENGINEER	$3,981.40
	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	50270550	59100	260054	20255854	PRINCIPAL AND ASSOCIATE ENGINEER	$1,873.60
	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	50270550	59100	260054	20255855	SR PROJ MGR AND ASSOCIATE ENG	$6,080.00

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5135	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255856	PERMIT TECH AND ASSISTANT ENGINEER	$11,160.00
	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	50270550	59100	260054	20255856	PERMIT TECH AND ASSISTANT ENGINEER	$11,160.00
	EFT	12/19/2025	6780	TRANSTECH ENGINEERS, INC	30170550	59100	260054	20255859	SR PROJECT MANAGER	$7,810.00
										$42,065.00
5136	EFT	12/19/2025	6590	TRUSTMARK VOLUNTARY BENEFIT ADMIN	92000000	20108		00969412152025	TRUSTMARK DEC BILL 2025	$1,736.78
										$1,736.78
5137	EFT	12/19/2025	1651	UNITED MAINTENANCE SYSTEMS	10170560	59100	260129	16130	JANITORIAL SERVICES FOR NOVEMBER 2025	$8,350.00
	EFT	12/19/2025	1651	UNITED MAINTENANCE SYSTEMS	10170580	59100	260129	16130	JANITORIAL SERVICES FOR NOVEMBER 2025	$20,785.00
	EFT	12/19/2025	1651	UNITED MAINTENANCE SYSTEMS	10190810	59100	260129	16130	JANITORIAL SERVICES FOR NOVEMBER 2025	$2,600.00
	EFT	12/19/2025	1651	UNITED MAINTENANCE SYSTEMS	10190820	56100	260129	16130	JANITORIAL SERVICES FOR NOVEMBER 2025	$1,550.00
	EFT	12/19/2025	1651	UNITED MAINTENANCE SYSTEMS	50170600	59100	260129	16130	JANITORIAL SERVICES FOR NOVEMBER 2025	$550.00
										$33,835.00
5138	EFT	12/19/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	236690	Emergency responses on Palm Dr and Big Dalton	$2,324.00
	EFT	12/19/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	236693	Service requests on Payson, Arrow, Bennett, Dalton	$742.08
	EFT	12/19/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	236698	Annual Ficus trimming	$1,139.28
	EFT	12/19/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	236701	Removal - 249 Oak Tree Dr	$1,545.93
										$5,751.29
5139	EFT	12/19/2025	124	WESTERN WATER WORKS SUPPLY CO.	50170630	53520	260086	1274806-01	WATER DIV. - DISTRIBUTION REPAIR CLAMPS	$1,602.56
	EFT	12/19/2025	124	WESTERN WATER WORKS SUPPLY CO.	50170630	53520	260086	1276277-00	WATER DIV. - DISTRIBUTION SUPPLY ORDER	$2,654.01
	EFT	12/19/2025	124	WESTERN WATER WORKS SUPPLY CO.	50170630	53520	260086	1277851-00	WATER DIV. - DISTRIBUTION REPAIR CLAMP & PLUG	$984.26
	EFT	12/19/2025	124	WESTERN WATER WORKS SUPPLY CO.	50170630	53520	260086	1278252-00	WARER DIV. - DISTRIBUTION CLAMP & TUBING	$4,678.75
										$9,919.58

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5140	EFT	12/19/2025	1524	XEROX CORPORATION	55330150	51560	260044	41214995	MONTHLY USAGE CHARGES	$5,098.07
										$5,098.07
5141	EFT	12/19/2025	159	YWCA	10190820	59100	260028	1292025	YWCA NOVEMBER 2025 INVOICE	$500.00
										$500.00
5142	EFT	12/26/2025	6415	88844MOTOR	55470530	51500		13528	REPAIR HVAC ON UNIT 781	$501.89
										$501.89
5143	EFT	12/26/2025	2706	ALL CITY MANAGEMENT SERVICES INC	10550340	59100	260069	105210	Crossing Guard - 11/16/2025 - 11/29/2025	$13,350.54
										$13,350.54
5144	EFT	12/26/2025	1825	BARNES & NOBLE, INC.	10180720	51300	260246	1777721	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$388.92
	EFT	12/26/2025	1825	BARNES & NOBLE, INC.	10180730	51300	260245	1777722	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$2,596.82
										$2,985.74
5145	EFT	12/26/2025	50	CID CYLDE T BERMEO	10190810	58300		F25-CB.2	Instructor Payment F25 Session 2	$1,540.00
										$1,540.00
5146	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		633589	RESTROOM SUPPLIES CITY YARD	$137.86
	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634796	RESTROOM SUPPLIES PD	$274.59
	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634797	restroom supplies library	$374.07
	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634798	RESTROOM SUPPLIES CITY HALL	$172.35
	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	51200		634799	RESTROOM SUPPLIES CITY YARD	$87.94
	EFT	12/26/2025	6831	CLEAN SWEEP SUPPLY CO., INC	10170560	56100		634800	WATER DIV. CLEANING SUPPLIES	$91.87
										$1,138.68
5147	EFT	12/26/2025	843	NANCY K. BOHL INC	10150300	59100		INV107636	Contracted Counseling - 11/2025	$320.00
										$320.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5148	EFT	12/26/2025	2209	DOCU-TRUST	10160400	55400		0057289	STORGAGE - DECEMBER	$2.32
										$2.32
5149	EFT	12/26/2025	3398	DUDEK	10170580	59100	250111	202510055	URBAN FORESTRY UPDATE RELATED TO MUNICIPAL CODES	$7,146.25
										$7,146.25
5150	EFT	12/26/2025	5118	EDWARD ANTHONY GIRON, JR	10190810	58300		F25-AG.2	Instructor Payment F25 Session 2	$1,058.40
										$1,058.40
5151	EFT	12/26/2025	2508	ENVISIONWARE INC	55330150	59112	260288	INV-US-79293	ENVISIONWARE RENEWAL	$22,111.39
										$22,111.39
5152	EFT	12/26/2025	599	EXCEL ELECTRIC FIRE	10170560	59100		S2513583	FIRE ALARM SERVICE CALL PHONE JACK	$409.22
										$409.22
5153	EFT	12/26/2025	2183	FEHR & PEERS	30170550	59100	260222	191694	CONSULTING SERVICES - TRAFFIC STUDY NOV 2025	$2,612.50
										$2,612.50
5154	EFT	12/26/2025	902	GRAINGER	55470530	51200		9676369961	MUTITOOL	$172.19
										$172.19
5155	EFT	12/26/2025	7194	GRAPHIC PRODUCTS, INC.	50170640	51500		2812587	WATER DIV. - PRODUCTION LABEL PRINTER	$2,259.91
										$2,259.91
5156	EFT	12/26/2025	2387	HOUSING RIGHTS CENTER	28560440	59140	260266	2025-04	HRC CONSULTING SERVICES	$1,569.56
										$1,569.56
5157	EFT	12/26/2025	163	INLAND VALLEY HUMANE SOCIETY &	10150380	32507	260067	INV00047	ANIMAL CARE CONTROL - NOV 2025	($10,005.00)
	EFT	12/26/2025	163	INLAND VALLEY HUMANE SOCIETY &	10150380	59135	260067	INV00047	ANIMAL CARE CONTROL - NOV 2025	$43,186.75
										$33,181.75
5158	EFT	12/26/2025	5730	JAVIER DJEU TENNIS	10190810	58300		F25-JD.3	Instructor Payment F25 Session 2	$1,212.21
										$1,212.21

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5159	EFT	12/26/2025	5691	KEENAN & ASSOCIATES	55330150	59112	260074	332144	BENEFIT BRIDGE INSTALLMENTS	$1,250.00
										$1,250.00
5160	EFT	12/26/2025	37	LIEBERT CASSIDY WHITMORE	10140250	59100		300236	LCW Negotiation Legal Fees	$1,500.00
	EFT	12/26/2025	37	LIEBERT CASSIDY WHITMORE	10140250	59100		300238	LWC Legal Fees	$270.00
	EFT	12/26/2025	37	LIEBERT CASSIDY WHITMORE	10140250	59100		302557	LCW Negotiation Legal Fees	$2,080.50
										$3,850.50
5161	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	10170580	59100	260042	117166	November 2025 Parks and Landscape Maintenance	$59,885.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54001	260042	117166	November 2025 Parks and Landscape Maintenance	$208.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54002	260042	117166	November 2025 Parks and Landscape Maintenance	$375.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54003	260042	117166	November 2025 Parks and Landscape Maintenance	$167.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54004	260042	117166	November 2025 Parks and Landscape Maintenance	$283.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54006	260042	117166	November 2025 Parks and Landscape Maintenance	$50.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20370580	54007	260042	117166	November 2025 Parks and Landscape Maintenance	$242.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	20460460	56500	260042	117166	November 2025 Parks and Landscape Maintenance	$426.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	23470580	56500	260042	117166	November 2025 Parks and Landscape Maintenance	$567.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	25570580	59100	260042	117166	November 2025 Parks and Landscape Maintenance	$9,571.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	50170580	59100	260042	117166	November 2025 Parks and Landscape Maintenance	$1,528.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5161	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	50170640	59100	260042	117166	November 2025 Parks and Landscape Maintenance	$4,521.00
	EFT	12/26/2025	1286	MARIPOSA LANDSCAPES, INC.	10570580	59100	260042	117167	November service for GUSD sites	$31,883.75
										$109,706.75
5162	EFT	12/26/2025	5712	MIDWEST TAPE LLC	10180730	51300		508126813	CONTENT FOR THE PUBLIC	$192.96
										$192.96
5163	EFT	12/26/2025	2763	MOBILE SCREENING SOLUTIONS INC	10140250	55130		81530	DOT EMPLOYEE TESTING	$1,829.00
										$1,829.00
5164	EFT	12/26/2025	1183	MOTOROLA SOLUTIONS INC.	55330150	59112	260285	8230531087	DATA PROCESSING, COMPUTER, PROGRAMMING, AND SOFTWA	$79,279.88
										$79,279.88
5165	EFT	12/26/2025	6892	ODP BUSINESS SOLUTIONS, LLC	10140200	51110		449097592001	FOLDER, PEN, CLIP, BINDER, STAPLES, PAPER	$45.46
	EFT	12/26/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50140200	51110		449097592001	FOLDER, PEN, CLIP, BINDER, STAPLES, PAPER	$45.48
	EFT	12/26/2025	6892	ODP BUSINESS SOLUTIONS, LLC	50140200	51110		449097592001	FOLDER, PEN, CLIP, BINDER, STAPLES, PAPER	$0.00
										$90.94
5166	EFT	12/26/2025	6238	ONWARD ENGINEERING	29200990	70000	250381	8526	LONE HILL BRIDGE OVER SAN DIMAS WASH (9261599)	$416.25
										$416.25
5167	EFT	12/26/2025	1810	OVERDRIVE, INC.	10180730	51300	260084	01148SV25379312	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$8.97
										$8.97
5168	EFT	12/26/2025	7113	PESTMASTER SERVICES LP	10170560	59100	260207	267C	CITYWIDE FACILITY PEST CONTROL SERVICES - NOV 2025	$1,986.00
										$1,986.00
5169	EFT	12/26/2025	4515	ANTON PLASIL	10190810	58300		F25-TP.2	Instructor Payment F25 Session 2	$343.00
										$343.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5170	EFT	12/26/2025	5987	PRESCREEN SOLUTIONS, INC	10140250	55316		13877	NEW HIRE PRESCREENING	$280.79
										$280.79
5171	EFT	12/26/2025	6828	RIGHT IMAGE BUILDERS INC	30100990	70000	260290	896	CITY HALL REMODEL - CITY CLERK & I.T.	$17,600.00
										$17,600.00
5172	EFT	12/26/2025	2560	RIGHT OF WAY, INC.	25570520	56600	260116	76187	STREET NAME AND REGULATORY SIGNS	$131.70
	EFT	12/26/2025	2560	RIGHT OF WAY, INC.	25570520	56600	260116	76191	STREET NAME AND REGULATORY SIGNS	$10,493.75
	EFT	12/26/2025	2560	RIGHT OF WAY, INC.	25570520	56600	260116	76238	STREET NAME AND REGULATORY SIGNS	$167.54
	EFT	12/26/2025	2560	RIGHT OF WAY, INC.	10170520	59100	260272	76247	TRAFFIC CONTROL GLENDORA CHRISTMAS PARADE	$9,212.50
										$20,005.49
5173	EFT	12/26/2025	6483	TONY'S AUTO REPAIR	55470530	51500		1202	P.M UNIT771	$97.46
	EFT	12/26/2025	6483	TONY'S AUTO REPAIR	55470530	51500		1202	P.M UNIT771	$0.00
										$97.46
5174	EFT	12/26/2025	1702	SANDERS LOCK & KEY, INC.	10170560	51200		SC00872792	key copies	$87.51
										$87.51
5175	EFT	12/26/2025	3450	SPOK INC.	50170640	59100		J6215595W	WATER DIV. PAGER SERVICES 11/17/25	$24.48
										$24.48
5176	EFT	12/26/2025	1723	SPRAGUES READY MIX	25570520	56600		277527	SIDEWALK REPAIR 719 E BENNETT AVE	$1,270.86
										$1,270.86
5177	EFT	12/26/2025	3498	STERICYCLE, INC.	10150370	51200		8012609163	Steri-Safe Subscription - December 2025	$115.23
	EFT	12/26/2025	3498	STERICYCLE, INC.	10170500	59100	260123	8012825498	DOCUMENT SHREDDING SERVICE - PW / CITY HALL	$102.93
	EFT	12/26/2025	3498	STERICYCLE, INC.	10150360	59100		8012843700	Shredding Services - November 2025	$411.06
										$629.22

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
5178	EFT	12/26/2025	6929	STERLING HEALTH SERVICES, INC	92000000	20101		904548	FSA Fees	$119.00
										$119.00
5179	EFT	12/26/2025	347	THREE VALLEYS MUNICIPAL WATER	50170640	53100		6830	PURCHASED WATER	$20,819.51
										$20,819.51
5180	EFT	12/26/2025	2584	ULINE	10170520	51200		200848792	Rain gear for staff	$544.94
	EFT	12/26/2025	2584	ULINE	10170560	51200		201378313	shop supplies	$1,605.28
										$2,150.22
5181	EFT	12/26/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	237180	Service request at the Village	$302.47
	EFT	12/26/2025	232	WEST COAST ARBORISTS, INC.	10170580	59150	260037	237181	Emergency hanger removed on Starcrest	$1,045.80
										$1,348.27
119898	Printed	12/5/2025	5659	BIG SKY ELECTRIC INC	50170640	59100	260097	25-005-07	WELL 12 VFD Maintenance	$4,326.70
										$4,326.70
119899	Printed	12/5/2025	2826	REGENTS OF THE UNIVERSITY OF CALIFORNIA	10160400	55400		IN00443393	CALIFORNIA LAND USE - KIT	$596.60
										$596.60
119900	Printed	12/5/2025	7183	F & M GONZALES PROPERTIES	24590840	58612		110425	Security Deposit: Turney Family	$2,300.00
										$2,300.00
119901	Printed	12/5/2025	798	FRANCHISE TAX BOARD	92000000	20105		30389	Payroll Run 1 - Warrant 251123 GARNISHMENT FTB	$50.00
										$50.00
119902	Printed	12/5/2025	7188	HMR PROPERTY MANAGEMENT	50100000	11024		30435	UB 561117000 1114 ADA	$284.85
										$284.85
119903	Printed	12/5/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1829492	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$368.51

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119903	Printed	12/5/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1829919	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$368.51
										$737.02
119904	Printed	12/5/2025	227	INFOGROUP LIBRARY DIVISION	10180730	51300	260259	10004349223	LIBRARY AND SUBSCRIPTION SERVICES (INCLUDES RESEAR	$3,000.00
										$3,000.00
119905	Printed	12/5/2025	7189	JAIME MARTINEZ	50100000	11024		30436	UB 951001350 HYDRANT METER 84569272	$1,567.84
										$1,567.84
119906	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10140250	59100		841143	AUGUST 2025 - FINGERPRINTING	$64.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10150360	59100		841143	AUGUST 2025 - FINGERPRINTING	$1,244.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10180700	59100		841143	AUGUST 2025 - FINGERPRINTING	$32.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	50140250	59100		841143	AUGUST 2025 - FINGERPRINTING	$32.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10140250	59100		848468	SEPTEMBER 2025 - FINGERPRINTING	$326.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10150360	59100		848468	SEPTEMBER 2025 - FINGERPRINTING	$639.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	10180700	59100		848468	SEPTEMBER 2025 - FINGERPRINTING	$96.00
	Printed	12/5/2025	342	DEPARTMENT OF JUSTICE	50140250	59100		848468	SEPTEMBER 2025 - FINGERPRINTING	$32.00
										$2,465.00
119907	Printed	12/5/2025	115	COUNTY OF LOS ANGELES	25570520	56400	260166	RE-PW-25111002840	TRAFFIC SIGNAL MAINT - SHARED SIGNALS	$910.59
	Printed	12/5/2025	115	COUNTY OF LOS ANGELES	25570520	56400	260166	RE-PW-25111002886	TRAFFIC SIGNAL MAINT - SHARED SIGNALS	$4,473.70
										$5,384.29
119908	Printed	12/5/2025	115	COUNTY OF LOS ANGELES	23160430	59100		99041102501	SERVICE FROM 10-1 TO 10-31-25 TELECOMMUNICATIONS	$815.35
										$815.35
119909	Printed	12/5/2025	999999	ONE TIME VENDOR	10190830	36910		2000253.009	YOUTH BASKETBALL REFUND/WITHDRAW	$130.00
										$130.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119910	Printed	12/5/2025	999999	ONE TIME VENDOR	10190800	34904		2001060.004	REFUND FOR RENTAL ON 11/09/2025	$300.00
										$300.00
119911	Printed	12/5/2025	999999	ONE TIME VENDOR	10190800	34904		2001062.004	REFUND FOR RENTAL ON 11/22/2025	$300.00
										$300.00
119912	Printed	12/5/2025	999999	ONE TIME VENDOR	10190800	34904		2001061.004	REFUND FOR RENTAL ON 11/16/2025	$300.00
										$300.00
119913	Printed	12/5/2025	999999	ONE TIME VENDOR	10190830	34005		2012042.001	REFUND OF SECURITY DEPOSIT FOR TEEN CENTER GYM	$200.00
										$200.00
119914	Printed	12/5/2025	999999	ONE TIME VENDOR	10190820	36907		2012043.001	REFUND OF CREDIT ON ACCOUNT FOR CXLD TRIP	$90.00
										$90.00
119915	Printed	12/5/2025	999999	ONE TIME VENDOR	10190800	34903		2001380.011	Legion Rental Security Deposit Refund 11.22.25	$300.00
										$300.00
119916	Printed	12/5/2025	999999	ONE TIME VENDOR	10400000	22701		WMP24-0087	REFUND	$10,000.00
										$10,000.00
119917	Printed	12/5/2025	3677	PITNEY BOWES GLOBAL	10115030	51560	260143	3107484087	CONTRACTED SERVICES AND RENTALS, HIGHER EDUCATION	$1,671.79
	Printed	12/5/2025	3677	PITNEY BOWES GLOBAL	50115030	51560	260143	3107484087	CONTRACTED SERVICES AND RENTALS, HIGHER EDUCATION	$1,464.12
										$3,135.91
119918	Printed	12/5/2025	250	POSTMASTER - PERMIT 92	10115050	55340		WSP26AG	WSP26 Activity Guide/Glendora Report Postage	$2,500.00
	Printed	12/5/2025	250	POSTMASTER - PERMIT 92	10190800	55340		WSP26AG	WSP26 Activity Guide/Glendora Report Postage	$3,500.00
										$6,000.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119919	Printed	12/5/2025	1966	SOUTHEAST CONSTRUCTION	25570520	56600		2511-268617	Sand for asphalt patches	$34.26
	Printed	12/5/2025	1966	SOUTHEAST CONSTRUCTION	25570520	56600		2511-269425	Cold mix asphalt for potholes	$819.89
										$854.15
119920	Printed	12/5/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700141071891.1 10.25	ELECTRIC UTILITY / OCT	$211.19
	Printed	12/5/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700141071891.1 10.25	ELECTRIC UTILITY / OCT	$0.00
	Printed	12/5/2025	213	SOUTHERN CALIFORNIA EDISON	20170520	57110		700916370057 11.25	ELECTRIC UTILITY / OCT	$94.52
	Printed	12/5/2025	213	SOUTHERN CALIFORNIA EDISON	20170520	57110		700916370057 11.25	ELECTRIC UTILITY / OCT	$0.00
										$305.71
119921	Printed	12/5/2025	24	STANDARD INSURANCE COMPANY	92000000	20111		160759462.12.25	STANDARD VISION BILL DEC 2025	$2,776.84
										$2,776.84
119922	Printed	12/5/2025	2189	T-MOBILE USA, INC.	55330150	57051		998091690 NOV 2025	NOVEMBER CITY WIDE CELL PHONES	$6,135.71
	Printed	12/5/2025	2189	T-MOBILE USA, INC.	55330150	57051		998091690 NOV 2025	NOVEMBER CITY WIDE CELL PHONES	$0.00
										$6,135.71
119923	Printed	12/5/2025	2579	THOMPSON PLUMBING SUPPLY	10170560	51200		670184	PLUMBING SUPPLYS SOAP DISPENCER/ SENSOR	$1,195.99
										$1,195.99
119924	Printed	12/5/2025	1563	U.S. BANK CORPORATE PAYMENT	92200000	20045		044555649874 NOV 25	CAL CARD PURCHASES / NOV	$104,146.86
	Printed	12/5/2025	1563	U.S. BANK CORPORATE PAYMENT	92200000	20045		044555649874 OCT 25	CAL CARD PURCHASES / OCT	$90,318.18
	Printed	12/5/2025	1563	U.S. BANK CORPORATE PAYMENT	92200000	20045		044555649874 SEP 25	CAL CARD PURCHASE / SEP	$107,337.16
										$301,802.20
119925	Printed	12/5/2025	63	UNITED SITE SERVICES OF CA, INC.	10170560	59100	260124	114-14161494	RESTROOM SERVICE AT OLE HAMMER PARK	$104.65
										$104.65
119926	Printed	12/12/2025	183	AT&T	10150330	59100		575338	Tower/Area Search	$95.00
	Printed	12/12/2025	183	AT&T	10150330	59100		585593	Tower/Area Search	$70.00
	Printed	12/12/2025	183	AT&T	10150330	59100		588164	Tower/area search	$145.00
	Printed	12/12/2025	183	AT&T	10150330	59100		588190	Tower / Area Search	$195.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119926	Printed	12/12/2025	183	AT&T	10150330	59100		590194	Phone pings 25-32759	$120.00
										$625.00
119927	Printed	12/12/2025	183	AT&T	10150300	51219		287309283967X1118202	October charges	$48.23
										$48.23
119928	Printed	12/12/2025	4674	AUTOZONE STORES INC	55470530	51500		03674410834	AGM BATTERY	$251.18
										$251.18
119929	Printed	12/12/2025	292	AZUSA LIGHT & WATER	50170640	53150		016-6043.300 DEC2025	ELECTRIC CHARGES	$54,666.41
										$54,666.41
119930	Printed	12/12/2025	198	BEE REMOVERS	50170610	59100		603826	WATER DIV. BEE REMOVAL - B143 W HALTERN	$335.00
	Printed	12/12/2025	198	BEE REMOVERS	50170610	59100		603862	WATER DIV. BEE REMOVAL - 16175 BURNABY DRIVE	$140.00
										$475.00
119931	Printed	12/12/2025	1040	DOUG MARTIN CONTRACTING CO., INC.	25600990	70000	250457	2643.REN	CITYWIDE SLURRY SEAL PROJECT FY 2024-25	$20,081.79
										$20,081.79
119932	Printed	12/12/2025	1279	EWING IRRIGATION PRODUCTS, INC.	10170580	51271		28533925	Additional seed for Finkbiner turf renovation	$149.95
										$149.95
119933	Printed	12/12/2025	6	FEDEX	10140250	55316		9-076-27931	TESTING RETURN LABEL	$29.04
										$29.04
119934	Printed	12/12/2025	2818	FILEONQ, INC.	55330150	59112	260261	13696	SOFTWARE MAINTENANCE - JAN 2026 THROUGH DEC 2026	$5,250.00
										$5,250.00
119935	Printed	12/12/2025	3858	FRONTIER	55330150	57050		20918853181004965	CITY WIDE CELL PHONES - NOV	$17,792.92
										$17,792.92

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119936	Printed	12/12/2025	7156	INGRAM LIBRARY SERVICES LLC	10180730	51300	260243	92171288	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$24.51
	Printed	12/12/2025	7156	INGRAM LIBRARY SERVICES LLC	10180720	51300	260244	92171289	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$17.02
	Printed	12/12/2025	7156	INGRAM LIBRARY SERVICES LLC	10180730	51300	260243	92298034	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$38.89
	Printed	12/12/2025	7156	INGRAM LIBRARY SERVICES LLC	10180730	51300	260243	92342929	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$28.27
										$108.69
119937	Printed	12/12/2025	431	INTOXIMETERS	28250940	51215		801755	Mouthpieces	$85.67
										$85.67
119938	Printed	12/12/2025	342	DEPARTMENT OF JUSTICE	10140250	59100		001100	OCTOBER 2025 - FINGERPRINTING	$224.00
	Printed	12/12/2025	342	DEPARTMENT OF JUSTICE	10150360	59100		001100	OCTOBER 2025 - FINGERPRINTING	$930.00
	Printed	12/12/2025	342	DEPARTMENT OF JUSTICE	10170560	59100		001100	OCTOBER 2025 - FINGERPRINTING	$128.00
	Printed	12/12/2025	342	DEPARTMENT OF JUSTICE	10180700	59100		001100	OCTOBER 2025 - FINGERPRINTING	$64.00
										$1,346.00
119939	Printed	12/12/2025	4708	MNS ENGINEERS INC	50270550	59100	250509	91877	WATER FACILITIES PROGRAM MANAGEMENT	$1,957.50
										$1,957.50
119940	Printed	12/12/2025	999999	ONE TIME VENDOR	28050310	55600		OWMH GRANT 2022	OWMH GRANT 2022 - UNUSED FUNDS	$1,399.00
										$1,399.00
119941	Printed	12/12/2025	999999	ONE TIME VENDOR	10120100	59990		6124628	FOOD FOR JOHN AGUIRRE RETIREMENT	$435.25
										$435.25
119942	Printed	12/12/2025	999999	ONE TIME VENDOR	10180710	36801		29CA	Refund for Lost item Forrest Gump 33008008886545	$12.99
										$12.99
119943	Printed	12/12/2025	999999	ONE TIME VENDOR	10190820	36907		2012047.001	REFUND OF CREDIT ON ACCOUNT	$115.00
										$115.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119944	Printed	12/12/2025	999999	ONE TIME VENDOR	10180710	36801		30CA	Refund for Lost book Spy x family 5 33008010089641	$9.99
										$9.99
119945	Printed	12/12/2025	589	P.F. PETTIBONE & CO.	10115030	55320		188384	Reso Book printing	$512.85
										$512.85
119946	Printed	12/12/2025	867	QUINN COMPANY	55470530	51500		PC811059571	BACKHOE PARTS	$65.91
	Printed	12/12/2025	867	QUINN COMPANY	55470530	51500		PC811061192	WIPER MOTOR	$324.65
										$390.56
119947	Printed	12/12/2025	25	SOCALGAS	10170580	57150		021 217 7500 7 11.25	GAS SERVICE / NOV	$25.53
	Printed	12/12/2025	25	SOCALGAS	10170580	57150		021 217 7500 7 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/12/2025	25	SOCALGAS	55470530	57150		105 217 8300 0 11.25	GAS SERVICE / NOV	$60.27
	Printed	12/12/2025	25	SOCALGAS	55470530	57150		105 217 8300 0 11.25	GAS SERVICE / NOV	$0.00
										$85.80
119948	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700043404110 11.25	ELECTRIC UTILITY / NOV	$75.17
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700043404110 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700204872330 11.25	ELECTRIC UTILITY / NOV	$44.18
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700204872330 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700311071869 11.25	ELECTRIC UTILITY / NOV	$38.19
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700311071869 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700373809853 11.25	ELECTRIC UTILITY / NOV	$1,450.45
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700373809853 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700544079108.1 10.25	ELECTRIC UTILITY / OCT	$442.44
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700544079108.1 10.25	ELECTRIC UTILITY / OCT	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	25570580	57100		700544079108.1 10.25	ELECTRIC UTILITY / OCT	$442.45

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119948	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10150300	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$14,152.50
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170560	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$3,725.07
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$39.14
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10180700	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$10,146.57
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10180740	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$670.18
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57110		700544090222 10.25	ELECTRIC UTILITY / OCT	$192.53
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170560	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$1,195.66
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170630	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$259.47
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	55470530	57100		700544090222 10.25	ELECTRIC UTILITY / OCT	$1,520.13
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700544140843 11.25	ELECTRIC UTILITY / NOV	$44,706.40
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700544140843 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700544149331 11.25	ELECTRIC UTILITY / NOV	$7,052.41
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700544149331 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	20370580	54001		700544149331 11.25	ELECTRIC UTILITY / NOV	$16.36
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	20370580	54002		700544149331 11.25	ELECTRIC UTILITY / NOV	$15.87
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	20370580	54004		700544149331 11.25	ELECTRIC UTILITY / NOV	$15.87
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700576803975 11.25	ELECTRIC UTILITY / NOV	$15.72
	Printed	12/12/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700576803975 11.25	ELECTRIC UTILITY / NOV	$0.00
										$86,216.76
119949	Printed	12/12/2025	348	SUBURBAN WATER SYSTEMS	10170580	57160		180013793616	611 W BASELINE RD 9/30/25 TO 10/28/25	$209.69
										$209.69
119950	Printed	12/12/2025	2580	TKE ENGINEERING INC	23200990	70000	260273	2025-641	DESIGN SERVICES FOR LONE HILL REHAB PHASE 1	$1,335.00
	Printed	12/12/2025	2580	TKE ENGINEERING INC	23200990	70000	260273	2025-789	DESIGN SERVICES FOR LONE HILL REHAB PHASE 1	$1,600.00
										$2,935.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119951	Printed	12/12/2025	26	VERIZON CALIFORNIA	55470530	51520	260118	131000007414	AVL SYSTEM	$1,970.80
	Printed	12/12/2025	26	VERIZON CALIFORNIA	55470530	51520	260118	372000085717	AVL SYSTEM	$1,970.80
										$3,941.60
119952	Printed	12/12/2025	26	VERIZON CALIFORNIA	10150330	59100		9022417856	TOWER PINGING - MYKEL TSO	$165.00
										$165.00
119953	Printed	12/12/2025	6086	GRADY CONSTRUCTION	50100000	11024		30105	UB 951105700 HYDRANT METER 79440459	$1,570.00
										$1,570.00
119954	Printed	12/12/2025	2974	ARTHUR J.GALLAGHER & CO.	55140260	57410	260248	5741624	UNDERGROUND STORAGE TANK LIABILITY	$4,258.00
										$4,258.00
119955	Printed	12/12/2025	798	FRANCHISE TAX BOARD	92000000	20105		31227	Payroll Run 1 - Warrant 251207 FTB GARNISHMENT	$50.00
										$50.00
119956	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55200		101372	ATTORNEY INVOICE - GENERAL RETAINER NOV 2025	$21,049.00
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55200		101373	ATTORNEY INVOICE - SPECIAL PROJECTS NOV 2025	$13,710.40
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55200		101374	ATTORNEY INVOICE - LITIGATION NOV 2025	$15,659.94
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55206		101376	ATTORNEY INVOICE - PLANNING NOV 2025	$10,941.60
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55209		101377	ATTORNEY INVOICE - PW - ENGINEERING NOV 2025	$984.00
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55205		101378	ATTORNEY INVOICE - POLICE NOV 2025	$14,334.00
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55207		101379	ATTORNEY INVOICE - CODE ENFORCEMENT NOV 2025	$29.70
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55200		101380	ATTORNEY INVOICE - REIMBURSABLE NOV 2025	$1,469.90
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55211		101382	ATTORNEY INVOICE - LIBRARY NOV 2025	$32.80
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55207		101389	ATTORNEY INVOICE - 531-555 E ARROW HWY NOV 2025	$2,702.76

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119956	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55207		101390	ATTORNEY INVOICE - 606 E. CARROLL NOV 2025	$798.28
	Printed	12/19/2025	4741	ALESHIRE & WYNDER, LLP	10110020	55205		92399	ATTORNEY INVOICE - POLICE	$1,468.80
										$83,181.18
119957	Printed	12/19/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1238101	WATER DIV. - ASPHALT ORDER	$958.64
	Printed	12/19/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1238708	WATER DIV. ASPHALT ORDER	$2,642.52
	Printed	12/19/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1238709	WATER DIV. - CONCRETE SAND	$701.82
	Printed	12/19/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1238710	WATER DIV. - ASPHALT ORDER	$962.73
										$5,265.71
119958	Printed	12/19/2025	183	AT&T	55330150	57050		33934483838406	PD PHONE BILL	$580.53
										$580.53
119959	Printed	12/19/2025	292	AZUSA LIGHT & WATER	50170640	53150		016-0837.300 DEC2025	PUMPING/ELECTRIC	$6,452.09
										$6,452.09
119960	Printed	12/19/2025	532	CALIFORNIA DEPT OF TAX FEE	50170640	53110		690683238	WATER RIGHTS FEE	$1,199.94
										$1,199.94
119961	Printed	12/19/2025	127	CINTAS CORPORATION	50170610	59200	260098	4249079454	WATER DIV. - CLOTHING SERVICES 11/6/25	$130.85
	Printed	12/19/2025	127	CINTAS CORPORATION	50170630	59200	260098	4249079454	WATER DIV. - CLOTHING SERVICES 11/6/25	$434.68
	Printed	12/19/2025	127	CINTAS CORPORATION	50170640	59200	260098	4249079454	WATER DIV. - CLOTHING SERVICES 11/6/25	$143.61
	Printed	12/19/2025	127	CINTAS CORPORATION	10170560	59100	260038	4250390489	LAUNDRY AND CLEANING SERVICES - M&O	$84.08
	Printed	12/19/2025	127	CINTAS CORPORATION	25570520	59200	260038	4250390489	LAUNDRY AND CLEANING SERVICES - M&O	$160.63
	Printed	12/19/2025	127	CINTAS CORPORATION	50170520	59200	260038	4250390489	LAUNDRY AND CLEANING SERVICES - M&O	$43.58
	Printed	12/19/2025	127	CINTAS CORPORATION	55470530	59200	260038	4250390489	LAUNDRY AND CLEANING SERVICES - M&O	$56.81
	Printed	12/19/2025	127	CINTAS CORPORATION	50170610	59200	260098	4250390549	WATER DIV. - CLOTHING SERVICES 11/19/25	$130.86
	Printed	12/19/2025	127	CINTAS CORPORATION	50170630	59200	260098	4250390549	WATER DIV. - CLOTHING SERVICES 11/19/25	$434.68
	Printed	12/19/2025	127	CINTAS CORPORATION	50170640	59200	260098	4250390549	WATER DIV. - CLOTHING SERVICES 11/19/25	$143.60
	Printed	12/19/2025	127	CINTAS CORPORATION	10170560	59100	260038	4251360934	LAUNDRY AND CLEANING SERVICES - M&O	$84.08

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119961	Printed	12/19/2025	127	CINTAS CORPORATION	25570520	59200	260038	4251360934	LAUNDRY AND CLEANING SERVICES - M&O	$158.97
	Printed	12/19/2025	127	CINTAS CORPORATION	50170520	59200	260038	4251360934	LAUNDRY AND CLEANING SERVICES - M&O	$43.13
	Printed	12/19/2025	127	CINTAS CORPORATION	55470530	59200	260038	4251360934	LAUNDRY AND CLEANING SERVICES - M&O	$56.25
	Printed	12/19/2025	127	CINTAS CORPORATION	10170560	59100	260038	4251883651	LAUNDRY AND CLEANING SERVICES - M&O	$83.25
	Printed	12/19/2025	127	CINTAS CORPORATION	25570520	59200	260038	4251883651	LAUNDRY AND CLEANING SERVICES - M&O	$142.78
	Printed	12/19/2025	127	CINTAS CORPORATION	50170520	59200	260038	4251883651	LAUNDRY AND CLEANING SERVICES - M&O	$38.74
	Printed	12/19/2025	127	CINTAS CORPORATION	55470530	59200	260038	4251883651	LAUNDRY AND CLEANING SERVICES - M&O	$55.61
	Printed	12/19/2025	127	CINTAS CORPORATION	50170610	59200	260098	4251883901	WATER DIV. - CLOTHING SERVICES 12/4/25	$130.86
	Printed	12/19/2025	127	CINTAS CORPORATION	50170630	59200	260098	4251883901	WATER DIV. - CLOTHING SERVICES 12/4/25	$434.68
	Printed	12/19/2025	127	CINTAS CORPORATION	50170640	59200	260098	4251883901	WATER DIV. - CLOTHING SERVICES 12/4/25	$143.60
	Printed	12/19/2025	127	CINTAS CORPORATION	50170610	59200	260098	4252814353	WATER DIV. - CLOTHING SERVICES 12/11/25	$130.85
	Printed	12/19/2025	127	CINTAS CORPORATION	50170630	59200	260098	4252814353	WATER DIV. - CLOTHING SERVICES 12/11/25	$434.68
	Printed	12/19/2025	127	CINTAS CORPORATION	50170640	59200	260098	4252814353	WATER DIV. - CLOTHING SERVICES 12/11/25	$143.61
										$3,844.47
119962	Printed	12/19/2025	6587	DOORKING INC	50170630	59100		2647499	WATER DIV. - FRONT GATE	$50.89
										$50.89
119963	Printed	12/19/2025	5406	FRESHWORKS INC	55330150	59112	260271	FS346747	FRESHWORKS ANNUAL RENEWAL	$15,647.87
										$15,647.87
119964	Printed	12/19/2025	7156	INGRAM LIBRARY SERVICES LLC	10180720	51300	260244	92617218	PUBLICATIONS, AUDIOVISUAL MATERIALS, BOOKS, TEXTBO	$21.61
										$21.61
119965	Printed	12/19/2025	6215	CITY NET	10390840	59100	260184	CityNet091925-2	City of Glendora Homeless Census 2025-Final Balanc	$26,258.31
										$26,258.31
119966	Printed	12/19/2025	37	LIEBERT CASSIDY WHITMORE	10150300	59100	260282	308057	GL050-00064	$5,352.00
										$5,352.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119967	Printed	12/19/2025	7121	MAXIM AUTOMATION, INC	50170640	53560	260264	02874	Remote Service provided by Marcelle.	$1,620.00
	Printed	12/19/2025	7121	MAXIM AUTOMATION, INC	50170640	53560	260264	02896	Remote Service	$945.00
	Printed	12/19/2025	7121	MAXIM AUTOMATION, INC	50170640	53560	260264	02912	REMOTE SERVICE - SCADA SYSTEM	$405.00
										$2,970.00
119968	Printed	12/19/2025	999999	ONE TIME VENDOR	10190800	34903		2001384.011	Legion Rental Security Deposit Refund 12.12.25	$300.00
										$300.00
119969	Printed	12/19/2025	999999	ONE TIME VENDOR	10190800	34903		2001383.011	Legion Rental Security Deposit Refund 12.11.25	$200.00
										$200.00
119970	Printed	12/19/2025	999999	ONE TIME VENDOR	10190820	36907		2012049.001	REFUND OF CREDIT ON ACTIVENET ACCOUNT	$48.00
										$48.00
119971	Printed	12/19/2025	999999	ONE TIME VENDOR	10160410	36604		BLDG25-5806	REFUND	$463.94
										$463.94
119972	Printed	12/19/2025	999999	ONE TIME VENDOR	10160410	32601		PLMB25-5076	REFUND	$390.81
	Printed	12/19/2025	999999	ONE TIME VENDOR	22160410	36602		PLMB25-5076	REFUND	$45.36
										$436.17
119973	Printed	12/19/2025	999999	ONE TIME VENDOR	10190800	34903		2001385.011	Legion Rental Security Deposit Refund 12.13.25	$300.00
										$300.00
119974	Printed	12/19/2025	1285	PERMECO, INC.	10400000	22001		133889	WAR MEMORIAL BRICK ENGRAVING	$76.00
										$76.00
119975	Printed	12/19/2025	2854	RAIN BIRD INTERNATIONAL INC -	10170580	59100	260280	65331	RAIN BIRD IQ4 SYSTEM DATA-PLAN	$8,225.00
										$8,225.00
119976	Printed	12/19/2025	3220	ACP PUBLICATIONS & MARKETNG	50170620	66010		25803	WATER DIV. - CONSERVATION TEACHER OUTREACH BAGS	$1,031.30
										$1,031.30

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119977	Printed	12/19/2025	438	ROUTE 66 CAR WASH INC.	55470530	59100		october 2025	october 2025 car washes	$928.00
										$928.00
119978	Printed	12/19/2025	2972	SAN GABRIEL RIVER WATER	50170640	53110		1346	2025 ASSESSMENT	$15,000.00
										$15,000.00
119979	Printed	12/19/2025	25	SOCALGAS	10190810	57150		010 818 4100 7 11.25	GAS SERVICE / NOV	$474.18
	Printed	12/19/2025	25	SOCALGAS	10190810	57150		010 818 4100 7 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10190830	57150		027 896 7096 1 11.25	GAS SERVICE / NOV	$22.01
	Printed	12/19/2025	25	SOCALGAS	10190830	57150		027 896 7096 1 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	23160430	57150		067 577 0039 5 11.25	GAS SERVICE / NOV	$15.29
	Printed	12/19/2025	25	SOCALGAS	23160430	57150		067 577 0039 5 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10150300	57150		082 218 3000 6 11.25	GAS SERVICE / NOV	$234.67
	Printed	12/19/2025	25	SOCALGAS	10150300	57150		082 218 3000 6 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10180700	57150		082 218 3000 6 11.25	GAS SERVICE / NOV	$882.36
	Printed	12/19/2025	25	SOCALGAS	10180740	57150		082 218 3000 6 11.25	GAS SERVICE / NOV	$56.32
	Printed	12/19/2025	25	SOCALGAS	10150300	57150		084 318 3000 2 11.25	GAS SERVICE / NOV	$3,202.65
	Printed	12/19/2025	25	SOCALGAS	10150300	57150		084 318 3000 2 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	23160430	57150		084 318 4900 2 11.25	GAS SERVICE / NOV	$161.30
	Printed	12/19/2025	25	SOCALGAS	23160430	57150		084 318 4900 2 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10170580	57150		086 418 4900 8 11.25	GAS SERVICE / NOV	$110.95
	Printed	12/19/2025	25	SOCALGAS	10170580	57150		086 418 4900 8 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10190810	57150		090 618 4900 7 11.25	GAS SERVICE / NOV	$57.01
	Printed	12/19/2025	25	SOCALGAS	10190810	57150		090 618 4900 7 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	50170610	57150		113 718 2000 9 11.25	GAS SERVICE / NOV	$200.70
	Printed	12/19/2025	25	SOCALGAS	50170610	57150		113 718 2000 9 11.25	GAS SERVICE / NOV	$0.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119979	Printed	12/19/2025	25	SOCALGAS	10170560	57150		157 870 5340 2 11.25	GAS SERVICE / NOV	$122.59
	Printed	12/19/2025	25	SOCALGAS	50170560	57150		157 870 5340 2 11.25	GAS SERVICE / NOV	$38.71
	Printed	12/19/2025	25	SOCALGAS	50170560	57150		157 870 5340 2 11.25	GAS SERVICE / NOV	$0.00
	Printed	12/19/2025	25	SOCALGAS	10190810	57150		172 518 4900 0 11.25	GAS SERVICE / NOV	$175.20
	Printed	12/19/2025	25	SOCALGAS	10190810	57150		172 518 4900 0 11.25	GAS SERVICE / NOV	$0.00
										$5,753.94
119980	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700012556591 11.25	ELECTRIC UTILITY / NOV	$92.45
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700012556591 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700044746144 11.25	ELECTRIC UTILITY / NOV	$92.70
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700044746144 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700105419240 11.25	ELECTRIC UTILITY / NOV	$5,170.63
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700105419240 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57100		700171869593 11.25	ELECTRIC UTILITY / NOV	$1,423.08
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57100		700171869593 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	23160430	57100		700186875190 11.25	ELECTRIC UTILITY / NOV	$233.18
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	23160430	57100		700186875190 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	23160430	57100		700188418302 11.25	ELECTRIC UTILITY / NOV	$1,887.02
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	23160430	57100		700188418302 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	20170520	57110		700382717584 11.25	ELECTRIC UTILITY / NOV	$36,563.54
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57110		700382717584 11.25	ELECTRIC UTILITY / NOV	$9,140.88
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57110		700382717584 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700434430409 11.25	ELECTRIC UTILITY / NOV	$76.19
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700434430409 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57110		700483746320 11.25	ELECTRIC UTILITY / NOV	$14.51
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	25570520	57110		700483746320 11.25	ELECTRIC UTILITY / NOV	$0.00

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119980	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170630	57100		700483790372 11.25	ELECTRIC UTILITY / NOV	$15.16
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170630	57100		700483790372 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700485998740 11.25	ELECTRIC UTILITY / NOV	$21.06
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700485998740 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700544160142 11.25	ELECTRIC UTILITY / NOV	$3,667.19
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700544160142 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700576818830 11.25	ELECTRIC UTILITY / NOV	$16.33
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	50170640	53150		700576818830 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700597856211 11.25	ELECTRIC UTILITY / NOV	$90.88
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170500	57120		700597856211 11.25	ELECTRIC UTILITY / NOV	$0.00
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700603290736 11.25	ELECTRIC UTILITY / NOV	$15.14
	Printed	12/19/2025	213	SOUTHERN CALIFORNIA EDISON	10170580	57100		700603290736 11.25	ELECTRIC UTILITY / NOV	$0.00
										$58,519.94
119981	Printed	12/19/2025	533	STUMP FENCE CO.	10170520	51200		MR2685	FENCING TO EXPAND TOOL CAGE	$540.00
										$540.00
119982	Printed	12/19/2025	7193	TGR CUTTING & SUPPLY	21680730	58100		12825	AP - Sip the Story speaker fee	$1,000.00
										$1,000.00
119983	Printed	12/19/2025	4102	TUCKER TOURS, LLC	10190820	58200	260032	121225-52	CURT TUCKER CHRISTMAS 12/12/25	$5,610.00
										$5,610.00
119984	Printed	12/19/2025	886	UNIFIRST CORPORATION	50170630	51200		L101253	WATER DIV. - FIRST AID SUPPLIES	$109.14
										$109.14
119985	Printed	12/19/2025	26	VERIZON CALIFORNIA	55330150	57051		6130903634	CITY WIDE CELL PHONES	$1,830.87
	Printed	12/19/2025	26	VERIZON CALIFORNIA	55330150	57051		6130903635	CITY WIDE CELL PHONES	$920.63
	Printed	12/19/2025	26	VERIZON CALIFORNIA	55330150	57051		6130903636	CITY WIDE CELL PHONES	$343.77
										$3,095.27

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119986	Printed	12/19/2025	6734	VETERINARY PET INSURANCE	92000000	20108		22850.12.25	PET INSURANCE BILL DEC 2025	$351.14
										$351.14
119987	Printed	12/19/2025	179	VULCAN MATERIALS COMPANY	25570520	56600		4552425	TACK BUCKETS FOR ASPHALT REPAIR	$443.00
	Printed	12/19/2025	179	VULCAN MATERIALS COMPANY	25570520	56600		4828233	ASPHALT REPAIR	$800.32
										$1,243.32
119988	Printed	12/19/2025	798	FRANCHISE TAX BOARD	92000000	20105		19364	Payroll Run 1 - Warrant 250316FRANCHISE TAX BOARD	$50.00
	Printed	12/19/2025	798	FRANCHISE TAX BOARD	92000000	20105		27081	Payroll Run 1 - Warrant 250831 FTB GARNISHMENT	$50.00
										$100.00
119989	Printed	12/26/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1232759	WATER DIV. TRUCK HAUL	$962.50
	Printed	12/26/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1233854	WATER DIV. - ASPHALT WORKING TIME	$312.50
	Printed	12/26/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1239272	WATER DIV. ASPHALT ORDER	$997.18
	Printed	12/26/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1239518	WATER DIV. WASHED CONCRETE SAND ORDER	$1,420.94
	Printed	12/26/2025	5766	ALL AMERICAN ASPHALT	50170630	59100	260171	1239770	WATER DIV. ASPHALT ORDER	$939.03
										$4,632.15
119990	Printed	12/26/2025	4674	AUTOZONE STORES INC	55470530	51500	260113	03674519423	VEHICLE AND EQUIPMENT PARTS	$69.00
	Printed	12/26/2025	4674	AUTOZONE STORES INC	55470530	51500	260113	03674545919	VEHICLE AND EQUIPMENT PARTS	$451.41
										$520.41
119991	Printed	12/26/2025	127	CINTAS CORPORATION	50170610	59200	260098	4251361152	WATER DIV. - CLOTHING SERVICES 11/26/25	$130.85
	Printed	12/26/2025	127	CINTAS CORPORATION	50170630	59200	260098	4251361152	WATER DIV. - CLOTHING SERVICES 11/26/25	$434.68
	Printed	12/26/2025	127	CINTAS CORPORATION	50170640	59200	260098	4251361152	WATER DIV. - CLOTHING SERVICES 11/26/25	$143.61
										$709.14
119992	Printed	12/26/2025	6	FEDEX	10140250	55316		9-041-93812	Mechanic Test Return Fee	$15.29
										$15.29

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
119993	Printed	12/26/2025	5330	NAPA AUTO PARTS	55470530	51500	260114	894133	VEHICLE AND EQUIPMENT PARTS	$93.87
										$93.87
119994	Printed	12/26/2025	3270	HILTI INC.	10170520	51200		4624085533	Attachments for laser level	$461.72
										$461.72
119995	Printed	12/26/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1828135	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$952.51
	Printed	12/26/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1832493	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$368.51
	Printed	12/26/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1834742	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$172.40
	Printed	12/26/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1835663	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$535.52
	Printed	12/26/2025	2553	HOLLIDAY ROCK CO., INC.	25570520	56600	260048	1836171	FY 2025/26 ASPHALT MATERIALS FOR STREET REPAIRS	$465.48
										$2,494.42
119996	Printed	12/26/2025	2077	KEYSER MARSTON ASSOCIATES, INC.	10160420	59100	260293	0040305	CONSULTING SERVICES	$183.75
										$183.75
119997	Printed	12/26/2025	115	COUNTY OF LOS ANGELES	25570520	56400	260166	RE-PW-25120803514	TRAFFIC SIGNAL MAINT - SHARED SIGNALS - November	$6,780.55
										$6,780.55
119998	Printed	12/26/2025	115	COUNTY OF LOS ANGELES	10150370	51750	260079	260695BL	Inmate Meals - September 2025	$577.92
	Printed	12/26/2025	115	COUNTY OF LOS ANGELES	10150370	51750	260079	260990BL	Inmate Meals - October 2025	$708.96
										$1,286.88
119999	Printed	12/26/2025	4707	NET TRANSCRIPTS INC	10150300	59100		NT23113	transcription services	$79.36
										$79.36

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
120000	Printed	12/26/2025	999999	ONE TIME VENDOR	10160410	36604		WALL25-5398	REFUND	$213.00
										$213.00
120001	Printed	12/26/2025	999999	ONE TIME VENDOR	10150310	32505		59780	Alarm Refund	$50.00
										$50.00
120002	Printed	12/26/2025	999999	ONE TIME VENDOR	50170620	66010		Rebate 11/18/25	1642 Grammont PL Rebate	$1,000.00
										$1,000.00
120003	Printed	12/26/2025	999999	ONE TIME VENDOR	10400000	22701		WMP24-0113	REFUND	$5,239.46
										$5,239.46
120004	Printed	12/26/2025	999999	ONE TIME VENDOR	10150310	32505		57395	Alarm Refund	$185.00
										$185.00
120005	Printed	12/26/2025	999999	ONE TIME VENDOR	10150310	32505		57396	Alarm Refund	$90.00
										$90.00
120006	Printed	12/26/2025	999999	ONE TIME VENDOR	10150310	32505		58519	Alarm Refund	$40.00
										$40.00
120007	Printed	12/26/2025	999999	ONE TIME VENDOR	10150310	32505		58511	Alarm Refund	$75.00
										$75.00
120008	Printed	12/26/2025	912	CITY OF POMONA	10150310	59100		IN012679	Police Range Facility - 11/2025	$1,069.30
										$1,069.30
120009	Printed	12/26/2025	212	PECK ROAD GRAVEL	25570520	56600		880618	SPOILS DUMP	$240.00
	Printed	12/26/2025	212	PECK ROAD GRAVEL	25570520	56600		880638	SPOILS DUMP	$240.00
										$480.00
120010	Void	12/26/2025	25	SOCALGAS	23160430	57100		700880058917 11.25	ELECTRIC UTILITY / NOV	$1,317.54
	Void	12/26/2025	25	SOCALGAS	23160430	57100		700880058917 11.25	ELECTRIC UTILITY / NOV	$0.00
										$1,317.54

Check #	Type	Check Date	Vendor #	Vendor Name	Org	Object	PO #	Invoice #	Description	Invoice Amt
120011	Void	12/26/2025	2189	T-MOBILE USA, INC.	10150330	59100		L2511010011	Cell Tower Dump - 25-21648	$100.00
	Void	12/26/2025	2189	T-MOBILE USA, INC.	10150330	59100		L2512030127	TDOA 25-37800	$50.00
										$150.00
120012	Void	12/26/2025	3860	TRANSUNION RISK & ALTERNATIVE	10150330	59100		2677112-202511-1	person searches - november 2025	$153.00
										$153.00
120013	Printed	12/26/2025	2189	T-MOBILE USA, INC.	10150330	59100		L2511010011	Cell Tower Dump - 25-21648	$100.00
										$100.00
120014	Printed	12/26/2025	3860	TRANSUNION RISK & ALTERNATIVE	10150330	59100		2677112-202511-1	person searches - november 2025	$153.00
										$153.00
493444	Direct	12/3/2025	5636	LINCOLN NATIONAL LIFE INSURANCE CO	92000000	20112		91000011493444	LINCOLN DEC BILL 2025	$13,132.64
										$13,132.64
3911225	Direct	12/3/2025	102	CA.PUBLIC EMPLOYEES RETIREMENT SYS	92000000	20109		3884368391.12.25	CALPER MEDICAL DEC BILL 2025	$167,632.92
										$167,632.92
11493445	Direct	12/3/2025	5636	LINCOLN NATIONAL LIFE INSURANCE CO	92000000	20112		91000011493445	LINCOLN AD&D ONLY DEC BILL 2025	$630.64
										$630.64
435636397	Direct	12/19/2025	102	CA.PUBLIC EMPLOYEES RETIREMENT SYS	92000000	20102		31416	1959 Survivor Billing Invoice	$83.20
										$83.20
Total										**$2,309,361.16**

Note: The payments above may include the following types: wire, automatic clearing house (ACH), electronic funds transfer (EFT) and paper check.

Fund	Fund Title	Amount
101	GENERAL FUND	$555,678.45
103	MEASURES E/Z	$48,133.31
104	TRUST	$15,315.46
105	GUSD JUA	$45,234.29
201	STREET LIGHTING ASSESSMT	$36,658.06
203	LANDSCAPE ASSESSMENT	$1,373.10
204	GLENDORA VILLAGE BUS DIST	$4,826.00
216	LIBRARY FOUNDATION	$18,058.75
221	PERMIT FILE MAINTENANCE	$45.36
230	TRANS DEVELOP ACT	$478.78
231	PROP A TRANSIT	$4,481.15
232	PROP C TRANSIT	$2,935.00
233	MEASURE R TRANSPT. 2009	$64,907.50
234	MEASURE M	$2,553.42
245	MEASURE H&A HOMELESSNESS	$2,300.00
251	STORMWATER INVESTMENT	$12,209.19
255	STATE GAS TAX	$101,670.63
256	ROAD MAINTENANCE REPAIR	$20,081.79
280	GRANTS	$1,399.00
282	STEP OTS GRANTS	$14,085.67
285	COMMUNITY DEV BLOCK GRANT	$6,867.38
292	HIGHWAY BRIDGE REPL PROG	$416.25
301	CAPITAL PROJECTS	$191,925.04
501	WATER OPERATIONS	$251,677.32
502	WATER CAPITAL PROJECTS	$34,847.76

Fund	Fund Title	Amount
551	LIABILITY INSURANCE	$4,258.00
553	TECHNOLOGY	$298,035.05
554	FLEET MANAGEMENT	$35,843.50
920	PAYROLL DISBURSEMENT	$231,263.75
922	AP DISBURSEMENT	$301,802.20
Total		**$2,309,361.16**

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**Finance**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**City of Glendora and Glendora Successor Agency Investment Report for November 2025**		

RECOMMENDATION

That the City Council and Successor Agency:

1. Receive and file the Monthly Investment Activity Report for November 2025.

STRATEGIC FOCUS AREAS

Not Applicable.

EXECUTIVE SUMMARY

The City's book value of cash and investments for November 2025 totaled $111,368,252. This is increase of $1,005,631 (0.91%) compared to the previous month. This increase is primarily attributable to the receipt of sales and use tax revenues totaling $1,937,620, partially offset by the payment of $691,097 in interest on the City's pension obligation bond.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Pursuant to Section 19 of the City's FY 2025-26 Investment Policy, a monthly investment report must be provided to the City Council to provide a clear picture of the status of the current portfolio.

DISCUSSION

As prescribed in the Investment Policy for FY 2025-26, the attached investment reports provides a listing of individual securities held at the end of the reporting period by authorized investment category, the average life and final maturity of all investments listed, coupon rate, discount or earnings rate, Par Value, Market Value and Book Value of each investment in the portfolio, including funds managed for the City by third parties.

During November, two Federal Agency securities with a combined value of $4,000,000 matured and were reinvested in the City's money market account, resulting in no realized gain or loss.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ENVIRONMENTAL DETERMINATION

Not Applicable

Prepared By:	Natasha Woolford, Assistant Director of Finance
Concurs With:	Not Applicable
Reviewed By:	Natasha Woolford, Assistant Director of Finance
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer

Approved By:	Adam Raymond, City Manager
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

A_November_2025_Investment_Report.pdf
B_Memo_to_Council_Members_November_2025.pdf

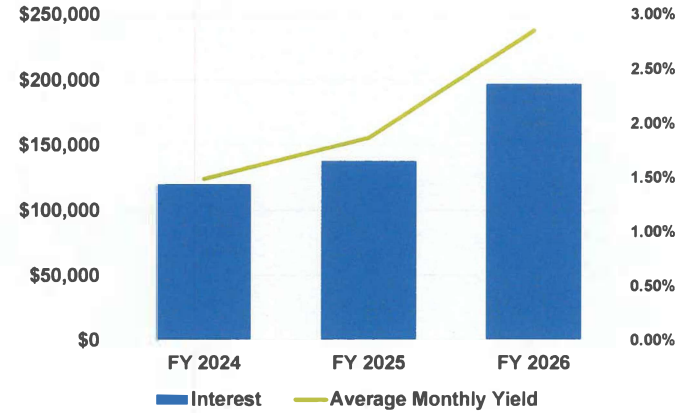
CITY OF GLENDORA
INVESTMENT REPORT SUMMARY
November 30, 2025

Pursuant to California Government Code Section 53600 et seq. and Section 16 of the City of Glendora's Investment Policy, a monthly investment report must be provided to the City Council providing a clear picture of the status of the current investment portfolio. Included in the report are several specific items relating to portfolio holdings including, but not limited to, investment type, par value, market value, book value, coupon rate and yield to maturity.

The report is in conformity with the City's Investment Policy and California Government Code 53601. Per the policy, the report reflects pooled cash from all city funds. It does not reflect any restrictions associated with how each individual fund can be utilized. This information is provided through other financial reports that include the budget, Annual Comprehensive Financial Report and other financial reports available through the website.

The objective of the City investments is to provide safety of principal and liquidity, while then providing a return on investments. (Section 4 of the policy). All brokered transactions are held by a third-party custodian designated by the Treasurer. (Section 14 of the policy). There is currently one custodial account, which is UBS.

Below is a comparison of the average monthly yield and interest received from prior years for the same month, along with a visual graph:



November	FY 2024	FY 2025	FY 2026
Interest	$119,939	$137,891	$196,603
Average Monthly Yield	1.49%	1.87%	2.85%

I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. The investment portfolio provides sufficient funds to meet the budgeted expenditures over the next six months.

Approved By:

Kyle Johnson, Finance Director/City Treasurer

Branch office
251 South Lake Avenue
10th Floor
Pasadena, CA 911013003

Financial Advisor
CHEN/GIORDANO/CRAWFORD
213-972-1457

UBS Client Review

As of November 30, 2025

Report Prepared for: City of Glendora

*** excluded from performance exhibits**

Account Number	Account Name	Type
@SX XXX279*	CITY OF GL	Non UBS Investment LAIF
@SX XXX283*	CITY OF GL	Non UBS Investment Bank of America
SX XX180	City of Glendora	Business Service Account

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Asset Allocation Review

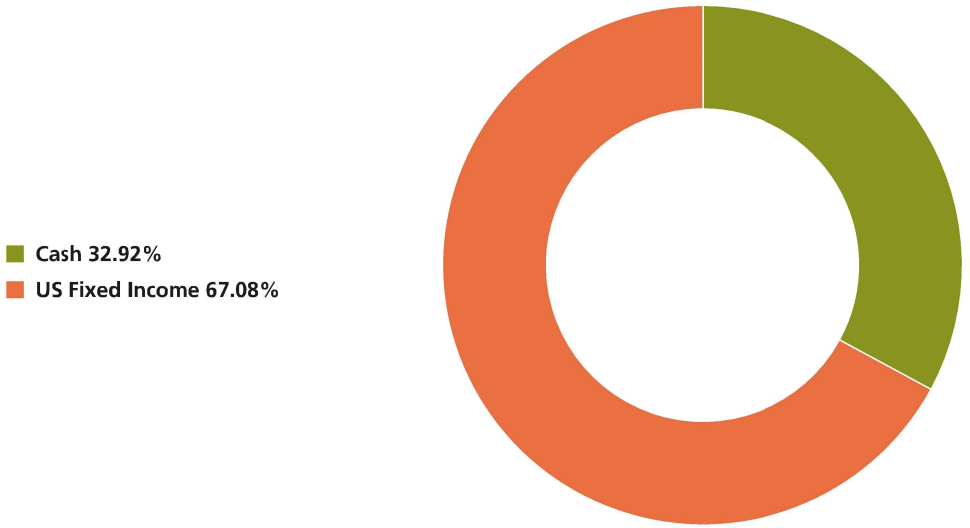
as of November 30, 2025

Summary of Asset Allocation

	Market value ($)	% of Portfolio
Cash	**36,841,581.00**	**32.92**
Cash	**36,841,581.00**	**32.92**
US	36,841,581.00	32.92
Fixed Income	**75,061,931.49**	**67.08**
US	**75,061,931.49**	**67.08**
US Fixed Income	14,144,186.54	12.64
Government	37,934,413.36	33.90
Corporate IG Credit	22,983,331.59	20.54
Equity	**0.00**	**0.00**
Commodities	**0.00**	**0.00**
Non-Traditional	**0.00**	**0.00**
Other	**0.00**	**0.00**
Total Portfolio	**$111,903,512.49**	**100%**

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

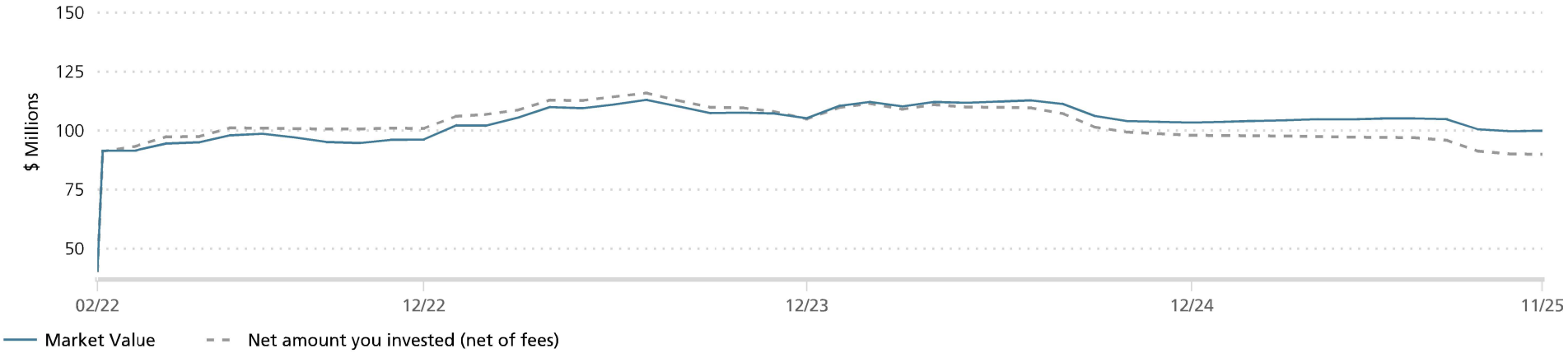
Total Value: $111,903,512.49



Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.
Accrued interest, if any, has been included in the total market value.

Sources of Portfolio Value

as of November 30, 2025



	MTD 10/31/2025 to 11/30/2025	QTD 09/30/2025 to 11/30/2025	YTD 12/31/2024 to 11/30/2025	ITD 02/23/2022 to 11/30/2025
Opening value	**99,721,159.54**	**100,565,502.02**	**103,422,623.88**	**40,589,214.16**
Net deposits/withdrawals	-196,602.65	-1,352,264.01	-8,111,819.94	49,336,383.63
Div./interest income	313,233.73	557,238.30	2,309,740.15	7,572,481.56
Change in accr. interest	-22,288.70	-29,620.83	72,567.94	356,773.30
Change in value	153,018.30	227,664.74	2,275,408.19	2,113,667.56
Closing value	**99,968,520.22**	**99,968,520.22**	**99,968,520.22**	**99,968,520.22**
Net Time-weighted ROR	0.45	0.76	4.59	2.37

Performance returns are annualized after 1 year. Net deposits and withdrawals include program and account fees.

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.30	0.66	3.93	4.21
BofA Corp/Gov 1-5Y	0.52	0.90	5.81	2.82
BBG Agg Bond	0.62	1.25	7.46	1.11

Bond Summary

as of November 30, 2025

Bond Overview

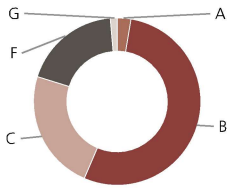
Total quantity	75,191,000
Total market value	$74,637,890.69
Total accrued interest	$424,040.80
Total market value plus accrued interest	$75,061,931.49
Total estimated annual bond interest	$2,050,376.75
Average coupon	2.74%
Average current yield	2.75%
Average yield to maturity	3.91%
Average yield to worst	3.84%
Average modified duration	1.92
Average effective maturity	2.21

Investment Type Allocation

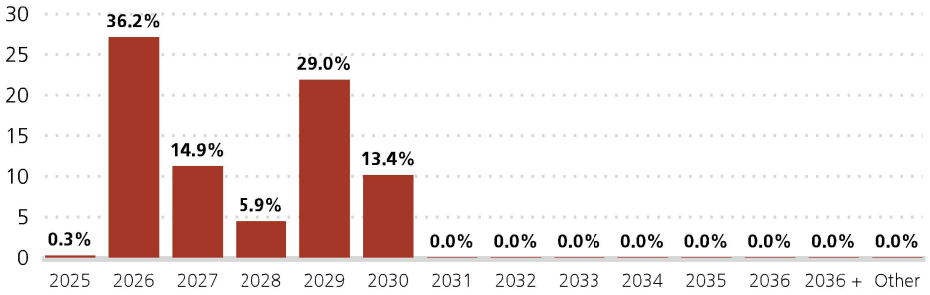
Investment type	Taxable ($)	Tax-exempt / deferred ($)	Total ($)	% of bond port.
Certificates of deposit	14,144,186.54	0.00	14,144,186.54	18.84
U.S. corporates	22,983,331.59	0.00	22,983,331.59	30.62
U.S. federal agencies	30,291,557.91	0.00	30,291,557.91	40.36
U.S. treasuries	7,642,855.45	0.00	7,642,855.45	10.18
Total	**$75,061,931.49**	**$0.00**	**$75,061,931.49**	**100%**

Credit Quality of Bond Holdings

Effective credit rating		Issues	Value on 11/30/2025 ($)	% of port.
A	Aaa/AAA/AAA	1	1,996,156.67	2.67
B	Aa/AA/AA	29	40,374,546.38	53.70
C	A/A/A	15	17,541,787.18	23.41
D	Baa/BBB/BBB	0	0.00	0.00
E	Non-investment grade	0	0.00	0.00
F	Certificate of deposit	58	14,144,186.54	18.88
G	Not rated	2	1,005,254.72	1.33
Total		**105**	**$75,061,931.49**	**100%**



Bond Maturity Schedule



Effective maturity schedule

Cash, mutual funds and some preferred securities are not included.

Includes all fixed income securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities. Accrued interest, if any, has been included in the total market value.

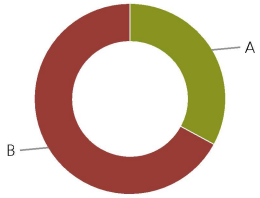
UBS

Portfolio Holdings

as of November 30, 2025

Summary of Portfolio Holdings

	Cost basis ($)	Value on 11/30/2025 ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of portfolio
A Cash	**36,841,581**	**36,841,581**	**0**	**0.00%**	**957,185**	**2.60%**	**32.92%**
Cash	**36,841,581**	**36,841,581**	**0**	**0.00%**	**957,185**	**2.60%**	**32.92%**
US	36,841,581	36,841,581	0	0.00%	957,185	2.60%	32.92%
B Fixed Income	**74,526,671**	**75,061,931**	**535,261**	**0.72%**	**2,050,377**	**2.73%**	**67.08%**
US	**74,526,671**	**75,061,931**	**535,261**	**0.72%**	**2,050,377**	**2.73%**	**67.08%**
US Fixed Income	14,125,161	14,144,187	19,026	0.13%	477,336	3.37%	12.64%
Government	37,603,588	37,934,413	330,826	0.88%	970,005	2.56%	33.90%
Corporate IG Credit	22,797,922	22,983,332	185,410	0.81%	603,035	2.62%	20.54%
C Equity	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
D Commodities	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
E Non-Traditional	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
F Other	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
Total Portfolio	**$111,368,252**	**$111,903,512**	**$535,261**	**0.48%**	**$3,007,562**	**2.69%**	**100%**



Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Details of Portfolio Holdings

	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of asset class	% of portfolio
Total Portfolio	**$111,368,252**	**$111,903,512**	**$535,261**	**0.48%**	**$3,007,562**	**2.69%**	**100%**	**100%**

Cash	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Cash	% of portfolio
Cash											
US											
Outside ASSET[1] [Outside Account @SX XXX279]		1.00	1.00	8,433,281.43	8,433,281.43	0.00	0.00%	NA	NA	22.89%	7.54%
Outside ASSET[1] [Outside Account @SX XXX283]		1.00	1.00	3,501,710.84	3,501,710.84	0.00	0.00%	NA	NA	9.50%	3.13%
UBS INSURED SWEEP PROGRAM	196,687.76	1.00	1.00	196,687.76	196,687.76	0.00	0.00%	196.69	0.10%	0.53%	0.18%
UBS SELECT TREASURY INSTITUTIONAL FUND	24,856,845.57	1.00	1.00	24,856,845.57	24,856,845.57	0.00	0.00%	956,988.55	3.85%	67.47%	22.21%
USD CASH	-146,944.60	1.00	1.00	-146,944.60	-146,944.60	0.00	0.00%	NA	NA	-0.40%	-0.13%
Total US				**$36,841,581**	**$36,841,581**	**$0**	**0.00%**	**$957,185**	**2.60%**	**100%**	**32.92%**
Total Cash				**$36,841,581**	**$36,841,581**	**$0**	**0.00%**	**$957,185**	**2.60%**	**100%**	**32.92%**
Total Cash				**$36,841,581**	**$36,841,581**	**$0**	**0.00%**	**$957,185**	**2.60%**	**100%**	**32.92%**

[1]**Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.**

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
AFFINITY PLUS MN US RT 05.0500% MAT 03/20/26 LICU SHARE CERTIFICATE	245,000.00	100.00	100.37	245,000.00	246,238.12	0.00	1,238.12	0.51%	12,372.50	5.02%	0.33%	0.22%
ALLY BK UT US RT 03.5500% MAT 06/30/26 FIXED RATE CD	245,000.00	100.00	99.82	245,000.00	248,214.60	0.00	3,214.60	1.31%	8,697.50	3.50%	0.33%	0.22%
AMER EXPRESS NATL UT US RT 03.6000% MAT 09/25/29 FIXED RATE CD	245,000.00	98.05	99.27	240,222.50	244,794.10	0.00	4,571.60	1.90%	8,820.00	3.60%	0.33%	0.22%
AMER NATL BK OMA NE US RT 04.2500% MAT 03/21/28 FIXED RATE CD	245,000.00	100.00	100.11	245,000.00	245,518.90	0.00	518.90	0.21%	10,412.50	4.24%	0.33%	0.22%
ARBOR FINL CREDIT MI US RT 05.0000% MAT 04/03/28 FIXED RATE CD	245,000.00	100.00	100.38	245,000.00	246,827.36	0.00	1,827.36	0.75%	12,250.00	4.96%	0.33%	0.22%
BANKUNITED NA FLOR FL US RT 00.9500% MAT 03/31/26 FIXED RATE CD	245,000.00	100.00	99.03	245,000.00	242,802.55	0.00	-2,197.45	-0.90%	2,327.50	0.96%	0.32%	0.22%
BK HAPOALIM BM NY US RT 00.5000% MAT 12/15/25 FIXED RATE CD	245,000.00	100.00	99.84	245,000.00	245,184.99	0.00	184.99	0.08%	1,225.00	0.50%	0.33%	0.22%
BMO HARRIS BK NA IL US RT 00.8000% MAT 03/18/26 FIXED RATE CD	245,000.00	100.00	99.07	245,000.00	243,118.40	0.00	-1,881.60	-0.77%	1,960.00	0.81%	0.32%	0.22%
BRIGHTSTAR CR UN FL US RT 03.9000% MAT 08/20/27 LICU SHARE CERTIFICATE	245,000.00	100.00	100.29	245,000.00	245,964.93	0.00	964.93	0.39%	9,555.00	3.88%	0.33%	0.22%
CAPITAL ONE BK USA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD	245,000.00	100.00	97.49	245,000.00	238,889.47	0.00	-6,110.53	-2.49%	2,817.50	1.18%	0.32%	0.21%
CAPITAL ONE NA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD	245,000.00	100.00	97.49	245,000.00	238,889.47	0.00	-6,110.53	-2.49%	2,817.50	1.18%	0.32%	0.21%
CELTIC BK UT US RT 03.6500% MAT 04/29/30 FIXED RATE CD	245,000.00	98.17	99.25	240,525.91	243,944.05	0.00	3,418.14	1.42%	8,942.50	3.67%	0.32%	0.22%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
CENTRAL BK AR US RT 04.2000% MAT 08/19/30 FIXED RATE CD	245,000.00	100.00	100.04	245,000.00	245,398.31	0.00	398.31	0.16%	10,290.00	4.19%	0.33%	0.22%
CFG COMMUNITY BANK MD US RT 03.8000% MAT 03/11/26 FIXED RATE CD	245,000.00	100.00	99.97	245,000.00	247,765.11	0.00	2,765.11	1.13%	9,310.00	3.76%	0.33%	0.22%
CIBC BANK ILLINOIS IL US RT 05.0000% MAT 03/24/26 FIXED RATE CD	245,000.00	100.00	100.34	245,000.00	248,088.98	0.00	3,088.98	1.26%	12,250.00	4.94%	0.33%	0.22%
COMENITY BANK DE US RT 03.8500% MAT 09/15/27 JUMBO CD - HELD AT UBS	200,000.00	100.00	99.56	200,000.00	199,691.07	0.00	-308.93	-0.15%	7,700.00	3.86%	0.27%	0.18%
CONNEXUS CREDIT UN WI US RT 04.0000% MAT 09/03/27 LICU SHARE CERTIFICATE	245,000.00	100.00	100.47	245,000.00	246,864.18	0.00	1,864.18	0.76%	9,800.00	3.97%	0.33%	0.22%
CY-FAIR FED CREDIT TX US RT 05.3000% MAT 07/14/28 FIXED RATE CD	245,000.00	100.00	100.18	245,000.00	246,000.41	0.00	1,000.41	0.41%	12,985.00	5.28%	0.33%	0.22%
DISCOVER BANK DE US RT 03.2000% MAT 05/24/27 FIXED RATE CD	245,000.00	100.00	99.22	245,000.00	243,220.33	0.00	-1,779.67	-0.73%	7,840.00	3.22%	0.32%	0.22%
DIVERSIFIED MEMBER MI US RT 04.3000% MAT 04/28/28 FIXED RATE CD	245,000.00	100.00	100.02	245,000.00	245,951.10	0.00	951.10	0.39%	10,535.00	4.28%	0.33%	0.22%
DORT FINL CREDIT U MI US RT 03.7000% MAT 10/10/28 LICU SHARE CERTIFICATE	245,000.00	100.00	99.94	245,000.00	246,122.07	0.00	1,122.07	0.46%	9,065.00	3.68%	0.33%	0.22%
EAGLEMARK SVGS BK NV US RT 02.0000% MAT 03/02/27 FIXED RATE CD	245,000.00	100.12	97.87	245,287.69	240,964.04	-816.05	-4,323.65	-1.76%	4,900.00	2.03%	0.32%	0.22%
EATON CMNTY BK MI US RT 05.1000% MAT 03/08/29 FIXED RATE CD	245,000.00	99.90	100.03	244,755.00	245,831.52	0.00	1,076.52	0.44%	12,495.00	5.08%	0.33%	0.22%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
ESSENTIAL FED CRED LA US RT 04.7000% MAT 06/15/27 LICU SHARE CERTIFICATE	245,000.00	100.00	101.45	245,000.00	249,028.17	0.00	4,028.17	1.64%	11,515.00	4.62%	0.33%	0.22%
FARMERS & MERCHANT WI US RT 03.8500% MAT 11/08/27 FIXED RATE CD	245,000.00	100.00	100.25	245,000.00	246,232.72	0.00	1,232.72	0.50%	9,432.50	3.83%	0.33%	0.22%
FIRST FED SVGS BK IN US RT 04.2000% MAT 07/11/28 FIXED RATE CD	245,000.00	100.00	100.03	245,000.00	245,618.94	0.00	618.94	0.25%	10,290.00	4.19%	0.33%	0.22%
FIRST FEDERAL BANK FL US RT 03.7500% MAT 10/17/30 FIXED RATE CD	245,000.00	99.95	99.55	244,877.50	245,002.58	0.00	125.08	0.05%	9,187.50	3.75%	0.33%	0.22%
FIRST GTY BK HAMMO LA US RT 04.3500% MAT 11/06/28 FIXED RATE CD	219,000.00	100.00	100.05	219,000.00	219,733.71	0.00	733.71	0.34%	9,526.50	4.34%	0.29%	0.20%
GOLDMAN SACHS BANK NY US RT 04.0000% MAT 03/20/28 FIXED RATE CD	245,000.00	100.00	100.61	245,000.00	248,461.85	0.00	3,461.85	1.41%	9,800.00	3.94%	0.33%	0.22%
GREENSTATE CREDIT IA US RT 00.9500% MAT 04/16/26 FIXED RATE CD	245,000.00	100.00	98.90	245,000.00	242,497.27	0.00	-2,502.73	-1.02%	2,327.50	0.96%	0.32%	0.22%
GUARANTY BK MO US RT 03.8000% MAT 01/12/29 FIXED RATE CD	245,000.00	99.49	100.17	243,750.40	245,882.97	0.00	2,132.57	0.87%	9,310.00	3.79%	0.33%	0.22%
JPMORGAN CHASE BK DE US RT 03.7000% MAT 09/30/30 FIXED RATE CD	245,000.00	99.30	98.42	243,285.00	242,648.87	0.00	-636.13	-0.26%	9,065.00	3.74%	0.32%	0.22%
KEMBA FINL CREDIT OH US RT 03.6000% MAT 10/12/27 FIXED RATE CD	245,000.00	100.00	99.78	245,000.00	244,961.10	0.00	-38.90	-0.02%	8,820.00	3.60%	0.33%	0.22%
LAFAYETTE FED CRED MD US RT 03.2500% MAT 06/15/27 LICU SHARE CERTIFICATE	245,000.00	100.00	99.27	245,000.00	243,548.53	0.00	-1,451.47	-0.59%	7,962.50	3.27%	0.32%	0.22%

[1]Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
LIVE OAK BKG CO NC US RT 00.8000% MAT 08/13/26 FIXED RATE CD	245,000.00	100.00	97.91	245,000.00	240,037.68	0.00	-4,962.32	-2.03%	1,960.00	0.82%	0.32%	0.21%
METRO CREDIT UNION MA US RT 01.7000% MAT 02/18/27 LICU SHARE CERTIFICATE	245,000.00	100.00	97.55	245,000.00	239,330.87	0.00	-5,669.13	-2.31%	4,165.00	1.74%	0.32%	0.21%
MORGAN STANLEY BK UT US RT 04.2500% MAT 02/02/26 FIXED RATE CD	245,000.00	100.00	100.02	245,000.00	248,460.04	0.00	3,460.04	1.41%	10,412.50	4.19%	0.33%	0.22%
MORGAN STANLEY PRI NY US RT 04.0000% MAT 08/29/30 FIXED RATE CD	245,000.00	100.00	99.83	245,000.00	247,082.94	0.00	2,082.94	0.85%	9,800.00	3.97%	0.33%	0.22%
MUTUALONE BANK MA US RT 03.6000% MAT 10/06/27 FIXED RATE CD	245,000.00	100.00	99.76	245,000.00	245,728.79	0.00	728.79	0.30%	8,820.00	3.59%	0.33%	0.22%
NEW ORLEANS FIREME LA US RT 05.0000% MAT 07/17/28 FIXED RATE CD	245,000.00	100.00	103.19	245,000.00	253,259.15	0.00	8,259.15	3.37%	12,250.00	4.84%	0.34%	0.23%
NEW YORK CMNTY BK NY US RT 00.7000% MAT 07/01/26 FIXED RATE CD	245,000.00	100.00	98.20	245,000.00	241,311.34	0.00	-3,688.66	-1.51%	1,715.00	0.71%	0.32%	0.22%
OCEANAIR FED CREDI CA US RT 03.6000% MAT 10/10/30 FIXED RATE CD	245,000.00	100.00	98.89	245,000.00	243,522.68	0.00	-1,477.32	-0.60%	8,820.00	3.62%	0.32%	0.22%
PENTAGON FED CREDI VA US RT 01.7000% MAT 02/18/27 CREDIT UNION SHARE CERT	245,000.00	100.00	97.56	245,000.00	239,166.28	0.00	-5,833.72	-2.38%	4,165.00	1.74%	0.32%	0.21%
SALLIE MAE BANK UT US RT 04.0500% MAT 11/21/29 FIXED RATE CD	245,000.00	99.80	100.84	244,510.00	247,292.86	0.00	2,782.86	1.14%	9,922.50	4.01%	0.33%	0.22%
STATE BANK OF INDI NY US RT 00.9000% MAT 03/25/26 FIXED RATE CD	245,000.00	100.00	99.05	245,000.00	243,073.66	0.00	-1,926.34	-0.79%	2,205.00	0.91%	0.32%	0.22%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
STATE BK IL US RT 04.1000% MAT 11/26/29 FIXED RATE CD	245,000.00	100.00	101.02	245,000.00	247,604.18	0.00	2,604.18	1.06%	10,045.00	4.06%	0.33%	0.22%
SYNCHRONY BANK UT US RT 03.6000% MAT 10/24/30 FIXED RATE CD	245,000.00	99.60	99.30	244,020.42	244,181.53	0.00	161.11	0.07%	8,820.00	3.61%	0.33%	0.22%
TAB BANK INC UT US RT 03.8000% MAT 08/13/27 FIXED RATE CD	245,000.00	100.00	100.13	245,000.00	245,693.75	0.00	693.75	0.28%	9,310.00	3.79%	0.33%	0.22%
TECHNOLOGY CREDIT CA US RT 05.0000% MAT 03/23/26 CREDIT UNION SHARE CERT	245,000.00	100.00	100.37	245,000.00	246,879.79	0.00	1,879.79	0.77%	12,250.00	4.96%	0.33%	0.22%
TOYOTA FINL SVG BK NV US RT 00.9000% MAT 04/22/26 FIXED RATE CD	245,000.00	100.00	98.83	245,000.00	242,378.90	0.00	-2,621.10	-1.07%	2,205.00	0.91%	0.32%	0.22%
TRUIST BK NC US RT 04.4500% MAT 06/27/30 FIXED RATE CD	245,000.00	100.00	100.16	245,000.00	250,054.15	0.00	5,054.15	2.06%	10,902.50	4.36%	0.33%	0.22%
TRUXTON TR CO NASH TN US RT 04.1000% MAT 02/27/30 FIXED RATE CD	245,000.00	99.98	100.03	244,938.75	245,128.54	0.00	189.79	0.08%	10,045.00	4.10%	0.33%	0.22%
UBS BANK UT US RT 00.8500% MAT 06/16/26 FIXED RATE CD	245,000.00	100.00	98.40	245,000.00	241,152.53	0.00	-3,847.47	-1.57%	2,082.50	0.86%	0.32%	0.22%
USF FED CREDIT UNI FL US RT 03.9000% MAT 05/01/28 LICU SHARE CERTIFICATE	245,000.00	100.00	100.41	245,000.00	246,756.31	0.00	1,756.31	0.72%	9,555.00	3.87%	0.33%	0.22%
VALLEYSTAR CR UN M VA US RT 05.0000% MAT 03/20/26 LICU SHARE CERTIFICATE	245,000.00	100.00	100.35	245,000.00	246,198.02	0.00	1,198.02	0.49%	12,250.00	4.98%	0.33%	0.22%
VIBRANT CREDIT UNI IL US RT 03.6500% MAT 10/27/27 LICU SHARE CERTIFICATE	245,000.00	100.00	99.87	245,000.00	244,745.20	0.00	-254.80	-0.10%	8,942.50	3.65%	0.33%	0.22%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
WELLS FARGO BK NA SD US RT 04.1000% MAT 02/06/29 FIXED RATE CD	245,000.00	100.00	101.06	244,987.75	248,252.59	0.00	3,264.84	1.33%	10,045.00	4.05%	0.33%	0.22%
WORKERS CREDIT UNI MA US RT 04.1000% MAT 11/22/27 LICU SHARE CERTIFICATE	245,000.00	100.00	100.72	245,000.00	246,993.96	0.00	1,993.96	0.81%	10,045.00	4.07%	0.33%	0.22%
Total US Fixed Income				**$14,125,161**	**$14,144,187**	**-$816.05**	**$19,026**	**0.13%**	**$477,336**	**3.37%**	**18.84%**	**12.64%**
Government												
FARMER MAC MED TERM NTS 04.330 % DUE 090429 DTD 090425 FC 03042026	500,000.00	100.00	99.80	500,004.97	504,186.94	-0.29	4,181.97	0.84%	21,650.00	4.29%	0.67%	0.45%
FARMER MAC NTS 03.200 % DUE 082627 DTD 082922 FC 02262023	500,000.00	99.70	99.38	498,481.25	501,067.78	0.00	2,586.53	0.52%	16,000.00	3.19%	0.67%	0.45%
FEDERAL HOME LN BANK NTS 04.175 % DUE 031229 DTD 031225 FC 09122025	1,000,000.00	100.00	100.22	1,000,004.38	1,011,255.83	-0.88	11,251.45	1.13%	41,750.00	4.13%	1.35%	0.90%
FFCB BOND 01.840 % DUE 012627 DTD 012622 FC 07262022	2,000,000.00	100.00	97.94	2,000,000.00	1,971,515.56	0.00	-28,484.44	-1.42%	36,800.00	1.87%	2.63%	1.76%
FFCB BOND 04.000 % DUE 040130 DTD 040125 FC 10012025	1,000,000.00	100.13	101.55	1,001,307.00	1,022,055.56	-169.32	20,748.56	2.07%	40,000.00	3.91%	1.36%	0.91%
FFCB BOND 04.090 % DUE 071629 DTD 071625 FC 01162026	2,000,000.00	99.95	100.80	1,999,005.25	2,046,507.78	0.00	47,502.53	2.38%	81,800.00	4.00%	2.73%	1.83%
FFCB BOND 04.520 % DUE 051430 DTD 051425 FC 11142025	1,000,000.00	100.00	100.31	1,000,004.85	1,005,118.89	-0.40	5,114.04	0.51%	45,200.00	4.50%	1.34%	0.90%
FFCB NTS 00.940 % DUE 092826 DTD 092821 FC 03282022	2,000,000.00	100.00	97.77	2,000,000.00	1,958,697.78	0.00	-41,302.22	-2.07%	18,800.00	0.96%	2.61%	1.75%

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UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Government												
FHLB BOND 01.050 % DUE 081326 DTD 081321 FC 02132022	1,000,000.00	96.84	98.16	968,385.25	984,700.83	0.00	16,315.58	1.68%	10,500.00	1.07%	1.31%	0.88%
FHLB BOND 01.780 % DUE 021027 DTD 021022 FC 08102022	2,000,000.00	100.00	97.80	2,000,000.00	1,966,957.78	0.00	-33,042.22	-1.65%	35,600.00	1.81%	2.62%	1.76%
FHLB BOND 02.010 % DUE 022527 DTD 022522 FC 08252022	3,215,000.00	95.65	98.01	3,075,098.40	3,168,106.55	0.00	93,008.15	3.02%	64,621.50	2.04%	4.22%	2.83%
FHLB BOND 03.250 % DUE 060928 DTD 050818 FC 12092018	500,000.00	99.87	99.36	499,366.75	504,508.75	0.00	5,142.00	1.03%	16,250.00	3.22%	0.67%	0.45%
FHLB BOND STEP-UP 1.5000% DUE 063026 DTD 063021 FC 12302021	2,000,000.00	100.00	99.58	2,000,000.00	2,004,140.00	0.00	4,140.00	0.21%	30,000.00	1.50%	2.67%	1.79%
FHLB NTS 1.0500% DUE 033026 DTD 033021 FC 09302021	2,000,000.00	100.00	99.09	2,000,000.00	1,985,280.00	0.00	-14,720.00	-0.74%	21,000.00	1.06%	2.64%	1.77%
FHLB NTS 1.1500% DUE 082626 DTD 082621 FC 02262022	2,000,000.00	100.00	97.93	2,000,000.00	1,964,505.56	0.00	-35,494.44	-1.77%	23,000.00	1.17%	2.62%	1.76%
FHLB NTS 1.5000% DUE 063026 DTD 063021 FC 12302021	2,000,000.00	100.00	98.69	2,000,000.00	1,986,280.00	0.00	-13,720.00	-0.69%	30,000.00	1.51%	2.65%	1.77%
FHLB NTS 04.500 % DUE 011730 DTD 071725 FC 01172026	1,000,000.00	100.00	100.38	1,000,004.87	1,020,455.00	-0.39	20,450.13	2.05%	45,000.00	4.41%	1.36%	0.91%
FHLMC NTS 04.000 % DUE 043029 DTD 043025 FC 10302025	650,000.00	99.75	99.99	648,380.25	652,075.67	0.00	3,695.42	0.57%	26,000.00	3.99%	0.87%	0.58%
FNMA NTS 04.300 % DUE 030430 DTD 031225 FC 09042025	1,000,000.00	100.00	100.69	1,000,004.57	1,017,212.22	-0.69	17,207.65	1.72%	43,000.00	4.23%	1.36%	0.91%
FNMA NTS 05.050 % DUE 062629 DTD 062824 FC 12262024	1,000,000.00	100.00	99.92	1,000,000.00	1,020,772.78	0.00	20,772.78	2.08%	50,500.00	4.95%	1.36%	0.91%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Government												
INTL FIN CORP NTS 00.500 % DUE 051526 DTD 052821 FC 11152021	2,000,000.00	100.00	99.79	2,000,000.00	1,996,156.67	0.00	-3,843.33	-0.19%	10,000.00	0.50%	2.66%	1.78%
US TSY NOTE 01.125 % DUE 10/31/26 DTD 10/31/21 FC 04/30/22	1,000,000.00	98.21	97.73	982,052.13	978,252.32	0.00	-3,799.81	-0.39%	11,250.00	1.15%	1.30%	0.87%
US TSY NOTE 03.500 % DUE 09/30/29 DTD 09/30/24 FC 03/31/25	1,000,000.00	98.47	99.82	984,716.19	1,004,025.39	0.00	19,309.20	1.96%	35,000.00	3.49%	1.34%	0.90%
US TSY NOTE 03.750 % DUE 05/31/30 DTD 05/31/23 FC 11/30/23	1,000,000.00	98.65	100.68	986,458.38	1,025,550.00	0.00	39,091.62	3.96%	37,500.00	3.66%	1.37%	0.92%
US TSY NOTE 03.875 % DUE 11/30/29 DTD 11/30/22 FC 05/31/23	1,500,000.00	99.38	101.16	1,490,677.13	1,546,462.50	0.00	55,785.37	3.74%	58,125.00	3.76%	2.06%	1.38%
US TSY NOTE 03.875 % DUE 12/31/29 DTD 12/31/22 FC 06/30/23	1,017,000.00	97.76	101.16	994,218.09	1,045,181.82	0.00	50,963.73	5.13%	39,408.75	3.77%	1.39%	0.93%
US TSY NOTE 04.000 % DUE 10/31/29 DTD 10/31/22 FC 04/30/23	1,000,000.00	99.16	101.61	991,647.22	1,019,374.92	0.00	27,727.70	2.80%	40,000.00	3.92%	1.36%	0.91%
US TSY NOTE 04.125 % DUE 10/31/29 DTD 10/31/24 FC 04/30/25	1,000,000.00	98.38	102.06	983,770.88	1,024,008.51	0.00	40,237.63	4.09%	41,250.00	4.03%	1.36%	0.92%
Total Government				**$37,603,588**	**$37,934,413**	**-$171.97**	**$330,826**	**0.88%**	**$970,005**	**2.56%**	**50.54%**	**33.90%**
Corporate IG Credit												
ACCENTURE CAPITAL INC 04.050% 100429 DTD100424 FC040425 CALL@MW+10BP	3,000,000.00	99.12	100.20	2,973,745.75	3,024,870.00	0.00	51,124.25	1.72%	121,500.00	4.02%	4.03%	2.70%
AMAZON.COM INC B/E 01.500% 060330 DTD060320 CALL@MW+15BP	1,000,000.00	88.91	90.24	889,135.25	909,775.00	0.00	20,639.75	2.32%	15,000.00	1.65%	1.21%	0.81%

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UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Corporate IG Credit												
AMEREN ILL CO NTS B/E 03.800% 051528 DTD052218 FC111518 CALL@MW+15BP	1,500,000.00	99.67	99.80	1,494,995.25	1,499,435.00	0.00	4,439.75	0.30%	57,000.00	3.80%	2.00%	1.34%
CHARLES SCHWAB CORP B/E 03.250% 052229 DTD052219 FC112219	470,000.00	94.17	97.38	442,604.25	458,034.84	0.00	15,430.59	3.49%	15,275.00	3.33%	0.61%	0.41%
CHARLES SCHWAB CORP NTS 00.900% 031126 DTD121120 FC031121 CALL@MW+10BP	2,000,000.00	99.49	99.15	1,989,860.00	1,986,890.00	0.00	-2,970.00	-0.15%	18,000.00	0.91%	2.65%	1.78%
DTE ELEC CO B/E 02.250% 030130 DTD022620 CALL@MW+15BP	1,000,000.00	91.95	92.93	919,485.25	934,852.50	0.00	15,367.25	1.67%	22,500.00	2.41%	1.25%	0.84%
JOHN DEERE CPTL CORP 00.700% 011526 DTD010721 FC071521 MED TERM NTS	2,000,000.00	100.01	99.58	2,000,106.13	1,996,830.00	-3,798.29	-3,276.13	-0.16%	14,000.00	0.70%	2.66%	1.78%
JOHN DEERE CPTL CORP 03.350% 041829 DTD041822 FC101822 MED TERM NTS	1,000,000.00	97.50	98.27	975,045.25	986,578.33	0.00	11,533.08	1.18%	33,500.00	3.40%	1.31%	0.88%
JPMORGAN CHASE & CO 00.800% 022626 DTD022621 FC082621 MED TERM NTS	1,200,000.00	100.00	99.09	1,200,000.00	1,191,538.67	0.00	-8,461.33	-0.71%	9,600.00	0.81%	1.59%	1.06%
JPMORGAN CHASE & CO NTS 05.012% 012330 DTD012324 FC072324 CALL@MW+20BP	500,000.00	99.92	102.67	499,615.25	522,210.61	0.00	22,595.36	4.52%	25,060.00	4.80%	0.70%	0.47%
MORGAN STANLEY FIN LLC 01.050% 082726 DTD082721 FC022722 MED TERM NTS	2,000,000.00	100.00	97.75	2,000,000.00	1,960,385.00	0.00	-39,615.00	-1.98%	21,000.00	1.07%	2.61%	1.75%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 11/30/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 11/28/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Corporate IG Credit												
ONCOR ELEC DELIVERY CO 04.650% 110129 DTD111324 FC050125 CALL@MW+10BP	500,000.00	100.11	102.00	500,536.13	511,872.92	-89.82	11,336.79	2.26%	23,250.00	4.54%	0.68%	0.46%
PACIFICORP B/E 03.500% 061529 DTD030119 FC061519 CALL@MW+15BP	1,000,000.00	97.14	97.14	971,415.25	987,471.67	0.00	16,056.42	1.65%	35,000.00	3.54%	1.32%	0.88%
SOUTHERN CALIF GAS CO 02.550% 020130 DTD010920 CALL@MW+15BP	500,000.00	92.98	94.14	464,875.25	474,919.58	0.00	10,044.33	2.16%	12,750.00	2.68%	0.63%	0.42%
ST STREET BK & TR CO NTS 04.782% 112329 DTD112524 FC052325 B/E	1,000,000.00	99.84	103.11	998,380.50	1,031,979.83	0.00	33,599.33	3.37%	47,820.00	4.63%	1.37%	0.92%
TOYOTA MOTOR CREDIT CORP 04.450% 062929 DTD063022 FC122922 CALL@MW+20BP	500,000.00	99.82	101.41	499,085.25	516,372.64	0.00	17,287.39	3.46%	22,250.00	4.31%	0.69%	0.46%
UNITED HEALTH GROUP INC 01.150% 051526 DTD051921 FC111521 CALL@MW+07.50BP	2,000,000.00	100.02	98.70	2,000,456.30	1,974,878.33	-4,309.13	-25,577.97	-1.28%	23,000.00	1.16%	2.63%	1.76%
UNITED HEALTH GROUP INC 04.000% 051529 DTD052022 FC111522 CALL@MW+20BP	1,000,000.00	98.46	100.04	984,595.25	1,002,016.67	0.00	17,421.42	1.77%	40,000.00	3.99%	1.33%	0.90%
US BANCORP NTS B/E 04.653% 020129 DTD020123 FC080123	1,000,000.00	99.40	101.24	993,985.50	1,012,420.00	0.00	18,434.50	1.85%	46,530.00	4.60%	1.35%	0.90%
Total Corporate IG Credit				**$22,797,922**	**$22,983,332**	**-$8,197.24**	**$185,410**	**0.81%**	**$603,035**	**2.62%**	**30.62%**	**20.54%**
Total US				**$74,526,671**	**$75,061,931**	**-$9,185.26**	**$535,261**	**0.72%**	**$2,050,377**	**2.73%**	**100%**	**67.08%**
Total Fixed Income				**$74,526,671**	**$75,061,931**	**-$9,185.26**	**$535,261**	**0.72%**	**$2,050,377**	**2.73%**	**100%**	**67.08%**

[1]Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of November 30, 2025 *(continued)*

	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of asset class	% of portfolio
Total Portfolio	**$111,368,252**	**$111,903,512**	**$535,261**	**0.48%**	**$3,007,562**	**2.69%**	**100%**	**100%**

Total accrued interest (included in market values): $424,040.80

[1]Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of November 30, 2025

Summary of Bond Holdings

Maturity Year	Issues	Quantity	Est. annual income ($)	Current yield (%)	Yield to maturity (%)	Yield to worst (%)	Modified duration	Adjusted cost basis ($)	Unrealized gain/loss ($)	Mkt. value ($)	% of bond portfolio maturing
2025	1	245,000	1,225.00	0.50%	3.85%	3.85%	0.04	245,000	-382.20	245,184.99	0.33%
2026	30	27,365,000	340,110.00	1.26%	3.93%	3.93%	0.49	27,305,859.81	-267,878.41	27,114,531.07	36.23%
2027	19	11,345,000	275,994.00	2.47%	3.69%	3.69%	1.33	11,203,867.34	-26,151.01	11,229,781.58	14.98%
2028	12	4,424,000	179,919.00	4.06%	4.01%	3.52%	1.64	4,418,362	11,526.81	4,448,193.56	5.94%
2029	25	21,607,000	881,246.25	4.06%	3.95%	3.90%	3.09	21,395,043.14	306,789.36	21,885,127.26	29.08%
2030	18	10,205,000	371,882.50	3.70%	4.03%	3.86%	2.76	9,958,538.25	87,315.60	10,139,113.02	13.46%
2031	0	0			N/A	N/A	N/A				
2032	0	0			N/A	N/A	N/A				
2033	0	0			N/A	N/A	N/A				
2034	0	0			N/A	N/A	N/A				
2035	0	0			N/A	N/A	N/A				
2036	0	0			N/A	N/A	N/A				
2037	0	0			N/A	N/A	N/A				
2038	0	0			N/A	N/A	N/A				
2039	0	0			N/A	N/A	N/A				
2040	0	0			N/A	N/A	N/A				
2041	0	0			N/A	N/A	N/A				
2042	0	0			N/A	N/A	N/A				
2043	0	0			N/A	N/A	N/A				
2044	0	0			N/A	N/A	N/A				
2045	0	0			N/A	N/A	N/A				
2046	0	0			N/A	N/A	N/A				
2047	0	0			N/A	N/A	N/A				
2048	0	0			N/A	N/A	N/A				
2049	0	0			N/A	N/A	N/A				
2050	0	0			N/A	N/A	N/A				
2050 +	0	0			N/A	N/A	N/A				
Other	0	0			N/A	N/A	N/A				
Total	**105**	**75,191,000**	**$2,050,376.75**	**2.75%**	**3.91%**	**3.84%**	**1.92**	**$74,526,670.54**	**$111,220.15**	**$75,061,931.49**	

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of November 30, 2025 *(continued)*

Details of Bond Holdings

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Total Bond Portfolio		**75,191,000**	**2.74%**	**02/14/2028**	**N/A**	**$2,050,376.75** **2.75%**	**3.91%** **3.84%**	**1.92**	**$74,526,670.54** **$111,220.15**	**N/A**	**$74,637,890.69** **$424,040.80** **$75,061,931.49**	**100%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2025												
BK HAPOALIM BM NY US RT 00.5000% MAT 12/15/25 FIXED RATE CD /NY	CD	245,000	0.50%	12/15/2025		1,225.00 0.50%	3.85% 3.85%	0.04	245,000.00 -382.20	99.844	244,617.80 567.19	0.33%
Total 2025		**245,000**	**0.50%**	**12/15/2025**		**$1,225.00** **0.50%**	**3.85%** **3.85%**	**0.04**	**$245,000.00** **$-382.20**		**$244,617.80** **$567.19**	**0.33%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
JOHN DEERE CPTL CORP 00.700% 011526 DTD010721 FC071521 MED TERM NTS	A1/A+/A NR/NR/NR	2,000,000	0.70%	01/15/2026		14,000.00 0.70%	3.93% 3.93%	0.12	2,000,106.13 -8,526.13	99.579	1,991,580.00 5,250.00	2.67%
MORGAN STANLEY BK UT US RT 04.2500% MAT 02/02/26 FIXED RATE CD /UT	CD	245,000	4.25%	02/02/2026		10,412.50 4.25%	4.11% 4.11%	0.17	245,000.00 36.75	100.015	245,036.75 3,423.29	0.33%
JPMORGAN CHASE & CO 00.800% 022626 DTD022621 FC082621 MED TERM NTS	A1/AA-/A NR/NR/NR	1,200,000	0.80%	02/26/2026		9,600.00 0.81%	4.57% 4.57%	0.24	1,200,000.00 -10,968.00	99.086	1,189,032.00 2,506.67	1.59%
CFG COMMUNITY BANK MD US RT 03.8000% MAT 03/11/26 FIXED RATE CD /MD	CD	245,000	3.80%	03/11/2026	12/11/2025 100.00	9,310.00 3.80%	3.86% 3.86%	0.27	245,000.00 -66.15	99.973	244,933.85 2,831.26	0.33%
CHARLES SCHWAB CORP NTS 00.900% 031126 DTD121120 FC031121 CALL@MW+10BP	A2/A/A- NR/NR/NR	2,000,000	0.90%	03/11/2026	02/11/2026 100.00	18,000.00 0.91%	3.91% 3.91%	0.28	1,989,860.00 -6,920.00	99.147	1,982,940.00 3,950.00	2.66%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
BMO HARRIS BK NA IL US RT 00.8000% MAT 03/18/26 FIXED RATE CD /IL	CD	245,000	0.80%	03/18/2026	12/18/2025 100.00	1,960.00 0.81%	3.91% 3.91%	0.29	245,000.00 -2,273.60	99.072	242,726.40 392.00	0.33%
AFFINITY PLUS MN US RT 05.0500% MAT 03/20/26 LICU SHARE CERTIFICATE /MN	CD	245,000	5.05%	03/20/2026		12,372.50 5.03%	3.84% 3.84%	0.30	245,000.00 899.15	100.367	245,899.15 338.97	0.33%
VALLEYSTAR CR UN M VA US RT 05.0000% MAT 03/20/26 LICU SHARE CERTIFICATE /VA	CD	245,000	5.00%	03/20/2026		12,250.00 4.98%	3.84% 3.84%	0.30	245,000.00 862.40	100.352	245,862.40 335.62	0.33%
TECHNOLOGY CREDIT CA US RT 05.0000% MAT 03/23/26 CREDIT UNION SHARE CERT /CA	CD	245,000	5.00%	03/23/2026		12,250.00 4.98%	3.82% 3.82%	0.31	245,000.00 906.50	100.370	245,906.50 973.29	0.33%
CIBC BANK ILLINOIS IL US RT 05.0000% MAT 03/24/26 FIXED RATE CD /IL	CD	245,000	5.00%	03/24/2026		12,250.00 4.98%	3.87% 3.87%	0.31	245,000.00 840.35	100.343	245,840.35 2,248.63	0.33%
STATE BANK OF INDI NY US RT 00.9000% MAT 03/25/26 FIXED RATE CD /NY	CD	245,000	0.90%	03/25/2026		2,205.00 0.91%	3.89% 3.89%	0.31	245,000.00 -2,325.05	99.051	242,674.95 398.71	0.33%
FHLB NTS 1.0500% DUE 033026 DTD 033021 FC 09302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.05%	03/30/2026		21,000.00 1.06%	N/A N/A	N/A	2,000,000.00 -18,220.00	99.089	1,981,780.00 3,500.00	2.66%
BANKUNITED NA FLOR FL US RT 00.9500% MAT 03/31/26 FIXED RATE CD /FL	CD	245,000	0.95%	03/31/2026	11/30/2025 100.00	2,327.50 0.96%	N/A N/A	N/A	245,000.00 -2,388.75	99.025	242,611.25 191.30	0.33%
GREENSTATE CREDIT IA US RT 00.9500% MAT 04/16/26 FIXED RATE CD /IA	CD	245,000	0.95%	04/16/2026		2,327.50 0.96%	3.86% 3.86%	0.37	245,000.00 -2,687.65	98.903	242,312.35 184.92	0.32%
TOYOTA FINL SVG BK NV US RT 00.9000% MAT 04/22/26 FIXED RATE CD /NV	CD	245,000	0.90%	04/22/2026		2,205.00 0.91%	3.88% 3.88%	0.39	245,000.00 -2,856.70	98.834	242,143.30 235.60	0.32%
INTL FIN CORP NTS 00.500 % DUE 051526 DTD 052821 FC 11152021	Aaa/NR/AAA NR/NR/NR	2,000,000	0.50%	05/15/2026		10,000.00 0.50%	N/A N/A	N/A	2,000,000.00 -4,260.00	99.787	1,995,740.00 416.67	2.67%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
UNITED HEALTH GROUP INC 01.150% 051526 DTD051921 FC111521 CALL@MW+07.50BP	A2/A/A+ NR/NR/NR	2,000,000	1.15%	05/15/2026	04/15/2026 100.00	23,000.00 1.17%	4.01% 4.01%	0.45	2,000,456.30 -26,536.30	98.696	1,973,920.00 958.33	2.64%
UBS BANK UT US RT 00.8500% MAT 06/16/26 FIXED RATE CD /UT	CD	245,000	0.85%	06/16/2026	12/16/2025 100.00	2,082.50 0.86%	3.81% 3.81%	0.54	245,000.00 -3,927.35	98.397	241,072.65 79.88	0.32%
ALLY BK UT US RT 03.5500% MAT 06/30/26 FIXED RATE CD /UT	CD	245,000	3.55%	06/30/2026	11/30/2025 100.00	8,697.50 3.56%	3.85% 3.85%	0.56	245,000.00 -431.20	99.824	244,568.80 3,645.80	0.33%
FHLB BOND STEP-UP 1.5000% DUE 063026 DTD 063021 FC 12302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.50%	06/30/2026	12/30/2025 100.00	30,000.00 1.51%	N/A N/A	N/A	2,000,000.00 -8,360.00	99.582	1,991,640.00 12,500.00	2.67%
FHLB NTS 1.5000% DUE 063026 DTD 063021 FC 12302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.50%	06/30/2026		30,000.00 1.52%	N/A N/A	N/A	2,000,000.00 -26,220.00	98.689	1,973,780.00 12,500.00	2.64%
NEW YORK CMNTY BK NY US RT 00.7000% MAT 07/01/26 FIXED RATE CD /NY	CD	245,000	0.70%	07/01/2026		1,715.00 0.71%	3.81% 3.81%	0.57	245,000.00 -4,407.55	98.201	240,592.45 718.89	0.32%
FHLB BOND 01.050 % DUE 081326 DTD 081321 FC 02132022	Aa1/NR/AA+ NR/NR/NR	1,000,000	1.05%	08/13/2026	12/13/2025 100.00	10,500.00 1.07%	3.71% 3.71%	0.69	968,385.25 13,194.75	98.158	981,580.00 3,120.83	1.32%
LIVE OAK BKG CO NC US RT 00.8000% MAT 08/13/26 FIXED RATE CD /NC	CD	245,000	0.80%	08/13/2026		1,960.00 0.82%	3.80% 3.80%	0.70	245,000.00 -5,118.05	97.911	239,881.95 155.73	0.32%
FHLB NTS 1.1500% DUE 082626 DTD 082621 FC 02262022	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.15%	08/26/2026		23,000.00 1.17%	N/A N/A	N/A	2,000,000.00 -41,500.00	97.925	1,958,500.00 6,005.56	2.62%
MORGAN STANLEY FIN LLC 01.050% 082726 DTD082721 FC022722 MED TERM NTS	A1/A+/A- NR/NR/NR	2,000,000	1.05%	08/27/2026		21,000.00 1.07%	4.14% 4.14%	0.72	2,000,000.00 -45,040.00	97.748	1,954,960.00 5,425.00	2.62%
FFCB NTS 00.940 % DUE 092826 DTD 092821 FC 03282022	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.94%	09/28/2026		18,800.00 0.96%	3.68% 3.68%	0.81	2,000,000.00 -44,540.00	97.773	1,955,460.00 3,237.78	2.62%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
US TSY NOTE 01.125 % DUE 10/31/26 DTD 10/31/21 FC 04/30/22	NR/AA+/NR NR/NR/NR	1,000,000	1.13%	10/31/2026		11,250.00 1.15%	3.65% 3.65%	0.90	982,052.13 -4,732.13	97.732	977,320.00 932.32	1.31%
CAPITAL ONE BK USA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD /VA	CD	245,000	1.15%	11/24/2026		2,817.50 1.18%	3.76% 3.76%	0.96	245,000.00 -6,156.85	97.487	238,843.15 46.32	0.32%
CAPITAL ONE NA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD /VA	CD	245,000	1.15%	11/24/2026		2,817.50 1.18%	3.76% 3.76%	0.96	245,000.00 -6,156.85	97.487	238,843.15 46.32	0.32%
Total 2026		**27,365,000**	**1.25%**	**06/05/2026**		**$340,110.00 1.26%**	**3.93% 3.93%**	**0.49**	**$27,305,859.81 $-267,878.41**		**$27,037,981.40 $76,549.67**	**36.23%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2027												
FFCB BOND 01.840 % DUE 012627 DTD 012622 FC 07262022	Aa1/AA+/AA+ NR/NR/NR	2,000,000	1.84%	01/26/2027		36,800.00 1.88%	3.66% 3.66%	1.12	2,000,000.00 -41,160.00	97.942	1,958,840.00 12,675.56	2.62%
FHLB BOND 01.780 % DUE 021027 DTD 021022 FC 08102022	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.78%	02/10/2027	02/10/2026 100.00	35,600.00 1.82%	3.67% 3.67%	1.16	2,000,000.00 -43,920.00	97.804	1,956,080.00 10,877.78	2.62%
METRO CREDIT UNION MA US RT 01.7000% MAT 02/18/27 LICU SHARE CERTIFICATE /MA	CD	245,000	1.70%	02/18/2027		4,165.00 1.74%	3.75% 3.75%	1.20	245,000.00 -6,000.05	97.551	238,999.95 330.92	0.32%
PENTAGON FED CREDI VA US RT 01.7000% MAT 02/18/27 CREDIT UNION SHARE CERT /VA	CD	245,000	1.70%	02/18/2027		4,165.00 1.74%	3.74% 3.74%	1.20	245,000.00 -5,970.65	97.563	239,029.35 136.93	0.32%
FHLB BOND 02.010 % DUE 022527 DTD 022522 FC 08252022	Aa1/NR/AA+ NR/NR/NR	3,215,000	2.01%	02/25/2027	02/25/2026 100.00	64,621.50 2.05%	3.66% 3.66%	1.20	3,075,098.40 75,955.25	98.011	3,151,053.65 17,052.90	4.22%
EAGLEMARK SVGS BK NV US RT 02.0000% MAT 03/02/27 FIXED RATE CD /NV	CD	245,000	2.00%	03/02/2027		4,900.00 2.04%	3.75% 3.75%	1.22	245,287.69 -5,518.44	97.865	239,769.25 1,194.79	0.32%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2027												
DISCOVER BANK DE US RT 03.2000% MAT 05/24/27 FIXED RATE CD /DE	CD	245,000	3.20%	05/24/2027		7,840.00 3.23%	3.74% 3.74%	1.43	245,000.00 -1,908.55	99.221	243,091.45 128.88	0.33%
ESSENTIAL FED CRED LA US RT 04.7000% MAT 06/15/27 LICU SHARE CERTIFICATE /LA	CD	245,000	4.70%	06/15/2027		11,515.00 4.63%	3.73% 3.73%	1.48	245,000.00 3,554.95	101.451	248,554.95 473.22	0.33%
LAFAYETTE FED CRED MD US RT 03.2500% MAT 06/15/27 LICU SHARE CERTIFICATE /MD	CD	245,000	3.25%	06/15/2027		7,962.50 3.27%	3.73% 3.73%	1.50	245,000.00 -1,778.70	99.274	243,221.30 327.23	0.33%
TAB BANK INC UT US RT 03.8000% MAT 08/13/27 FIXED RATE CD /UT	CD	245,000	3.80%	08/13/2027		9,310.00 3.80%	3.72% 3.72%	1.64	245,000.00 311.15	100.127	245,311.15 382.60	0.33%
BRIGHTSTAR CR UN FL US RT 03.9000% MAT 08/20/27 LICU SHARE CERTIFICATE /FL	CD	245,000	3.90%	08/20/2027		9,555.00 3.89%	3.73% 3.73%	1.66	245,000.00 703.15	100.287	245,703.15 261.78	0.33%
FARMER MAC NTS 03.200 % DUE 082627 DTD 082922 FC 02262023	NR/NR/NR NR/NR/NR	500,000	3.20%	08/26/2027		16,000.00 3.22%	3.57% 3.57%	1.66	498,481.25 -1,591.25	99.378	496,890.00 4,177.78	0.67%
CONNEXUS CREDIT UN WI US RT 04.0000% MAT 09/03/27 LICU SHARE CERTIFICATE /WI	CD	245,000	4.00%	09/03/2027		9,800.00 3.98%	3.73% 3.73%	1.69	245,000.00 1,139.25	100.465	246,139.25 724.93	0.33%
COMENITY BANK DE US RT 03.8500% MAT 09/15/27 JUMBO CD - HELD AT UBS /DE	CD	200,000	3.85%	09/15/2027		7,700.00 3.87%	4.10% 4.10%	1.72	200,000.00 -878.52	99.561	199,121.48 569.59	0.27%
MUTUALONE BANK MA US RT 03.6000% MAT 10/06/27 FIXED RATE CD /MA	CD	245,000	3.60%	10/06/2027		8,820.00 3.61%	3.73% 3.73%	1.76	245,000.00 -600.25	99.755	244,399.75 1,329.04	0.33%
KEMBA FINL CREDIT OH US RT 03.6000% MAT 10/12/27 FIXED RATE CD /OH	CD	245,000	3.60%	10/12/2027		8,820.00 3.61%	3.72% 3.72%	1.80	245,000.00 -546.35	99.777	244,453.65 507.45	0.33%
VIBRANT CREDIT UNI IL US RT 03.6500% MAT 10/27/27 LICU SHARE CERTIFICATE /IL	CD	245,000	3.65%	10/27/2027		8,942.50 3.65%	3.72% 3.72%	1.84	245,000.00 -328.30	99.866	244,671.70 73.50	0.33%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2027												
FARMERS & MERCHANT WI US RT 03.8500% MAT 11/08/27 FIXED RATE CD /WI	CD	245,000	3.85%	11/08/2027		9,432.50 3.84%	3.72% 3.72%	1.86	245,000.00 612.50	100.250	245,612.50 620.22	0.33%
WORKERS CREDIT UNI MA US RT 04.1000% MAT 11/22/27 LICU SHARE CERTIFICATE /MA	CD	245,000	4.10%	11/22/2027		10,045.00 4.07%	3.72% 3.72%	1.89	245,000.00 1,773.80	100.724	246,773.80 220.16	0.33%
Total 2027		**11,345,000**	**2.44%**	**04/15/2027**		**$275,994.00** **2.47%**	**3.69%** **3.69%**	**1.33**	**$11,203,867.34** **$-26,151.01**		**$11,177,716.33** **$52,065.26**	**14.98%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2028												
GOLDMAN SACHS BANK NY US RT 04.0000% MAT 03/20/28 FIXED RATE CD /NY	CD	245,000	4.00%	03/20/2028		9,800.00 3.98%	3.72% 3.72%	2.17	245,000.00 1,501.85	100.613	246,501.85 1,960.00	0.33%
AMER NATL BK OMA NE US RT 04.2500% MAT 03/21/28 FIXED RATE CD /NE	CD	245,000	4.25%	03/21/2028	03/21/2026 100.00	10,412.50 4.25%	4.20% 3.90%	0.30	245,000.00 262.15	100.107	245,262.15 256.75	0.33%
ARBOR FINL CREDIT MI US RT 05.0000% MAT 04/03/28 FIXED RATE CD /MI	CD	245,000	5.00%	04/03/2028	04/03/2026 100.00	12,250.00 4.98%	4.83% 3.90%	0.34	245,000.00 921.20	100.376	245,921.20 906.16	0.33%
DIVERSIFIED MEMBER MI US RT 04.3000% MAT 04/28/28 FIXED RATE CD /MI	CD	245,000	4.30%	04/28/2028	11/30/2025 100.00	10,535.00 4.30%	4.29% 0.10%	0.00	245,000.00 56.35	100.023	245,056.35 894.75	0.33%
USF FED CREDIT UNI FL US RT 03.9000% MAT 05/01/28 LICU SHARE CERTIFICATE /FL	CD	245,000	3.90%	05/01/2028		9,555.00 3.88%	3.72% 3.72%	2.30	245,000.00 997.15	100.407	245,997.15 759.16	0.33%
AMEREN ILL CO NTS B/E 03.800% 051528 DTD052218 FC111518 CALL@MW+15BP	A1/WD/A NR/NR/NR	1,500,000	3.80%	05/15/2028	02/15/2028 100.00	57,000.00 3.81%	3.88% 3.88%	2.32	1,494,995.25 2,064.75	99.804	1,497,060.00 2,375.00	2.01%
FHLB BOND 03.250 % DUE 060928 DTD 050818 FC 12092018	Aa1/NR/AA+ NR/NR/NR	500,000	3.25%	06/09/2028		16,250.00 3.27%	3.52% 3.52%	2.37	499,366.75 -2,576.75	99.358	496,790.00 7,718.75	0.67%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2028												
FIRST FED SVGS BK IN US RT 04.2000% MAT 07/11/28 FIXED RATE CD /IN	CD	245,000	4.20%	07/11/2028	01/11/2026 100.00	10,290.00 4.20%	4.19% 3.91%	0.11	245,000.00 83.30	100.034	245,083.30 535.64	0.33%
CY-FAIR FED CREDIT TX US RT 05.3000% MAT 07/14/28 FIXED RATE CD /TX	CD	245,000	5.30%	07/14/2028	01/14/2026 100.00	12,985.00 5.29%	5.23% 3.93%	0.12	245,000.00 431.20	100.176	245,431.20 569.21	0.33%
NEW ORLEANS FIREME LA US RT 05.0000% MAT 07/17/28 FIXED RATE CD /LA	CD	245,000	5.00%	07/17/2028		12,250.00 4.85%	3.72% 3.72%	2.46	245,000.00 7,822.85	103.193	252,822.85 436.30	0.34%
DORT FINL CREDIT U MI US RT 03.7000% MAT 10/10/28 LICU SHARE CERTIFICATE /MI	CD	245,000	3.70%	10/10/2028		9,065.00 3.70%	3.72% 3.72%	2.69	245,000.00 -144.55	99.941	244,855.45 1,266.62	0.33%
FIRST GTY BK HAMMO LA US RT 04.3500% MAT 11/06/28 FIXED RATE CD /LA	CD	219,000	4.35%	11/06/2028	12/06/2025 100.00	9,526.50 4.35%	4.33% 2.11%	0.02	219,000.00 107.31	100.049	219,107.31 626.40	0.29%
Total 2028		**4,424,000**	**4.07%**	**06/04/2028**		**$179,919.00 4.06%**	**4.01% 3.52%**	**1.64**	**$4,418,362.00 $11,526.81**		**$4,429,888.81 $18,304.75**	**5.94%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
GUARANTY BK MO US RT 03.8000% MAT 01/12/29 FIXED RATE CD /MO	CD	245,000	3.80%	01/12/2029		9,310.00 3.79%	3.74% 3.74%	2.93	243,750.40 1,673.45	100.173	245,423.85 459.12	0.33%
US BANCORP NTS B/E 04.653% 020129 DTD020123 FC080123	A3/A/A NR/NR/NR	1,000,000	4.65%	02/01/2029	02/01/2028 100.00	46,530.00 4.60%	N/A N/A	N/A	993,985.50 18,434.50	101.242	1,012,420.00 0.00	1.36%
WELLS FARGO BK NA SD US RT 04.1000% MAT 02/06/29 FIXED RATE CD /SD	CD	245,000	4.10%	02/06/2029		10,045.00 4.06%	3.75% 3.75%	2.98	244,987.75 2,604.35	101.058	247,592.10 660.49	0.33%
EATON CMNTY BK MI US RT 05.1000% MAT 03/08/29 FIXED RATE CD /MI	CD	245,000	5.10%	03/08/2029	12/08/2025 100.00	12,495.00 5.10%	5.09% 3.92%	0.02	244,755.00 323.40	100.032	245,078.40 753.12	0.33%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
FEDERAL HOME LN BANK NTS 04.175 % DUE 031229 DTD 031225 FC 09122025	Aa1/NR/AA+ NR/NR/NR	1,000,000	4.18%	03/12/2029	03/12/2027 100.00	41,750.00 4.17%	4.10% 3.99%	1.23	1,000,004.38 2,205.62	100.221	1,002,210.00 9,045.83	1.34%
JOHN DEERE CPTL CORP 03.350% 041829 DTD041822 FC101822 MED TERM NTS	A1/A+/A NR/NR/NR	1,000,000	3.35%	04/18/2029		33,500.00 3.41%	3.90% 3.90%	3.15	975,045.25 7,624.75	98.267	982,670.00 3,908.33	1.32%
FHLMC NTS 04.000 % DUE 043029 DTD 043025 FC 10302025	Aa1/AA+/AA+ NR/NR/NR	650,000	4.00%	04/30/2029	04/30/2026 100.00	26,000.00 4.00%	4.00% 4.00%	3.15	648,380.25 1,528.75	99.986	649,909.00 2,166.67	0.87%
UNITED HEALTH GROUP INC 04.000% 051529 DTD052022 FC111522 CALL@MW+20BP	A2/A/A+ NR/NR/NR	1,000,000	4.00%	05/15/2029	03/15/2029 100.00	40,000.00 4.00%	3.99% 3.99%	3.20	984,595.25 15,754.75	100.035	1,000,350.00 1,666.67	1.34%
CHARLES SCHWAB CORP B/E 03.250% 052229 DTD052219 FC112219	A2/A/A- NR/NR/NR	470,000	3.25%	05/22/2029	02/22/2029 100.00	15,275.00 3.34%	4.06% 4.06%	3.25	442,604.25 15,091.15	97.382	457,695.40 339.44	0.61%
PACIFICORP B/E 03.500% 061529 DTD030119 FC061519 CALL@MW+15BP	A3/NR/BBB+ NR/NR/NR	1,000,000	3.50%	06/15/2029	03/15/2029 100.00	35,000.00 3.60%	4.38% 4.38%	3.23	971,415.25 14.75	97.143	971,430.00 16,041.67	1.30%
FNMA NTS 05.050 % DUE 062629 DTD 062824 FC 12262024	Aa1/AA+/AA+ NR/NR/NR	1,000,000	5.05%	06/26/2029	12/26/2025 100.00	50,500.00 5.05%	5.07% 5.07%	3.16	1,000,000.00 -830.00	99.917	999,170.00 21,602.78	1.34%
TOYOTA MOTOR CREDIT CORP 04.450% 062929 DTD063022 FC122922 CALL@MW+20BP	A1/A+/A+ NR/NR/NR	500,000	4.45%	06/29/2029		22,250.00 4.39%	4.02% 4.02%	3.23	499,085.25 7,954.75	101.408	507,040.00 9,332.64	0.68%
FFCB BOND 04.090 % DUE 071629 DTD 071625 FC 01162026	Aa1/AA+/AA+ NR/NR/NR	2,000,000	4.09%	07/16/2029	07/16/2027 100.00	81,800.00 4.06%	3.85% 3.58%	1.54	1,999,005.25 17,054.75	100.803	2,016,060.00 30,447.78	2.70%
FARMER MAC MED TERM NTS 04.330 % DUE 090429 DTD 090425 FC 03042026	NR/NR/NR NR/NR/NR	500,000	4.33%	09/04/2029	03/04/2026 100.00	21,650.00 4.34%	4.39% 4.39%	3.40	500,004.97 -989.97	99.803	499,015.00 5,171.94	0.67%
AMER EXPRESS NATL UT US RT 03.6000% MAT 09/25/29 FIXED RATE CD /UT	CD	245,000	3.60%	09/25/2029		8,820.00 3.63%	3.81% 3.81%	3.51	240,222.50 2,976.75	99.265	243,199.25 1,594.85	0.33%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
US TSY NOTE 03.500 % DUE 09/30/29 DTD 09/30/24 FC 03/31/25	Aa1/AA+/AA+ NR/NR/NR	1,000,000	3.50%	09/30/2029		35,000.00 3.51%	3.55% 3.55%	3.54	984,716.19 13,443.81	99.816	998,160.00 5,865.39	1.34%
ACCENTURE CAPITAL INC 04.050% 100429 DTD100424 FC040425 CALL@MW+10BP	Aa3/WD/AA- NR/NR/NR	3,000,000	4.05%	10/04/2029	09/04/2029 100.00	121,500.00 4.04%	3.99% 3.99%	3.43	2,973,745.75 32,224.25	100.199	3,005,970.00 18,900.00	4.03%
US TSY NOTE 04.000 % DUE 10/31/29 DTD 10/31/22 FC 04/30/23	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.00%	10/31/2029		40,000.00 3.94%	3.56% 3.56%	3.59	991,647.22 24,412.78	101.606	1,016,060.00 3,314.92	1.36%
US TSY NOTE 04.125 % DUE 10/31/29 DTD 10/31/24 FC 04/30/25	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.13%	10/31/2029		41,250.00 4.04%	3.56% 3.56%	3.59	983,770.88 36,819.12	102.059	1,020,590.00 3,418.51	1.37%
ONCOR ELEC DELIVERY CO 04.650% 110129 DTD111324 FC050125 CALL@MW+10BP	A2/A/A NR/NR/NR	500,000	4.65%	11/01/2029	10/01/2029 100.00	23,250.00 4.56%	4.09% 4.08%	3.47	500,536.13 9,463.87	102.000	510,000.00 1,872.92	0.68%
SALLIE MAE BANK UT US RT 04.0500% MAT 11/21/29 FIXED RATE CD /UT	CD	245,000	4.05%	11/21/2029		9,922.50 4.02%	3.82% 3.82%	3.64	244,510.00 2,538.20	100.836	247,048.20 244.66	0.33%
ST STREET BK & TR CO NTS 04.782% 112329 DTD112524 FC052325 B/E	Aa2/AA/AA- NR/NR/NR	1,000,000	4.78%	11/23/2029		47,820.00 4.64%	3.93% 3.93%	3.60	998,380.50 32,669.50	103.105	1,031,050.00 929.83	1.38%
STATE BK IL US RT 04.1000% MAT 11/26/29 FIXED RATE CD /IL	CD	245,000	4.10%	11/26/2029		10,045.00 4.06%	3.82% 3.82%	3.65	245,000.00 2,494.10	101.018	247,494.10 110.08	0.33%
US TSY NOTE 03.875 % DUE 11/30/29 DTD 11/30/22 FC 05/31/23	Aa1/AA+/NR NR/NR/NR	1,500,000	3.88%	11/30/2029		58,125.00 3.83%	3.56% 3.56%	3.61	1,490,677.13 26,722.87	101.160	1,517,400.00 29,062.50	2.03%
US TSY NOTE 03.875 % DUE 12/31/29 DTD 12/31/22 FC 06/30/23	Aa1/AA+/AA+ NR/NR/NR	1,017,000	3.88%	12/31/2029		39,408.75 3.83%	3.57% 3.57%	3.69	994,218.09 34,579.11	101.160	1,028,797.20 16,384.62	1.38%
Total 2029		**21,607,000**	**4.08%**	**08/09/2029**		**$881,246.25 4.06%**	**3.95% 3.90%**	**3.09**	**$21,395,043.14 $306,789.36**		**$21,701,832.50 $183,294.76**	**29.08%**

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2030												
FHLB NTS 04.500 % DUE 011730 DTD 071725 FC 01172026	Aa1/NR/AA+ NR/NR/NR	1,000,000	4.50%	01/17/2030	07/17/2026 100.00	45,000.00 4.48%	4.40% 3.88%	0.61	1,000,004.87 3,825.13	100.383	1,003,830.00 16,625.00	1.34%
JPMORGAN CHASE & CO NTS 05.012% 012330 DTD012324 FC072324 CALL@MW+20BP	A1/AA-/A NR/NR/NR	500,000	5.01%	01/23/2030	01/23/2029 100.00	25,060.00 4.88%	4.30% 4.10%	2.85	499,615.25 13,754.75	102.674	513,370.00 8,840.61	0.69%
SOUTHERN CALIF GAS CO 02.550% 020130 DTD010920 CALL@MW+15BP	Aa3/AA-/A NR/NR/NR	500,000	2.55%	02/01/2030	11/01/2029 100.00	12,750.00 2.71%	4.09% 4.09%	3.86	464,875.25 5,829.75	94.141	470,705.00 4,214.58	0.63%
TRUXTON TR CO NASH TN US RT 04.1000% MAT 02/27/30 FIXED RATE CD /TN	CD	245,000	4.10%	02/27/2030	02/28/2026 100.00	10,045.00 4.10%	4.09% 3.98%	0.24	244,938.75 134.75	100.030	245,073.50 55.04	0.33%
DTE ELEC CO B/E 02.250% 030130 DTD022620 CALL@MW+15BP	Aa3/A+/A NR/NR/NR	1,000,000	2.25%	03/01/2030	12/01/2029 100.00	22,500.00 2.42%	4.07% 4.07%	3.97	919,485.25 9,804.75	92.929	929,290.00 5,562.50	1.25%
FNMA NTS 04.300 % DUE 030430 DTD 031225 FC 09042025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.30%	03/04/2030	03/04/2027 100.00	43,000.00 4.27%	4.12% 3.73%	1.21	1,000,004.57 6,935.43	100.694	1,006,940.00 10,272.22	1.35%
FFCB BOND 04.000 % DUE 040130 DTD 040125 FC 10012025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.00%	04/01/2030		40,000.00 3.94%	3.61% 3.61%	3.93	1,001,307.00 14,193.00	101.550	1,015,500.00 6,555.56	1.36%
CELTIC BK UT US RT 03.6500% MAT 04/29/30 FIXED RATE CD /UT	CD	245,000	3.65%	04/29/2030		8,942.50 3.68%	3.84% 3.84%	4.05	240,525.91 2,634.14	99.249	243,160.05 784.00	0.33%
FFCB BOND 04.520 % DUE 051430 DTD 051425 FC 11142025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.52%	05/14/2030	05/14/2026 100.00	45,200.00 4.51%	4.44% 3.83%	0.45	1,000,004.85 3,105.15	100.311	1,003,110.00 2,008.89	1.34%
US TSY NOTE 03.750 % DUE 05/31/30 DTD 05/31/23 FC 11/30/23	Aa1/AA+/AA+ NR/NR/NR	1,000,000	3.75%	05/31/2030		37,500.00 3.72%	3.59% 3.59%	4.04	986,458.38 20,341.62	100.680	1,006,800.00 18,750.00	1.35%
AMAZON.COM INC B/E 01.500% 060330 DTD060320 CALL@MW+15BP	A1/AA-/AA NR/NR/NR	1,000,000	1.50%	06/03/2030	03/03/2030 100.00	15,000.00 1.66%	3.88% 3.88%	4.25	889,135.25 13,264.75	90.240	902,400.00 7,375.00	1.21%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of November 30, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2030												
TRUIST BK NC US RT 04.4500% MAT 06/27/30 FIXED RATE CD /NC	CD	245,000	4.45%	06/27/2030	06/27/2026 100.00	10,902.50 4.44%	4.40% 4.09%	0.56	245,000.00 394.45	100.161	245,394.45 4,659.70	0.33%
CENTRAL BK AR US RT 04.2000% MAT 08/19/30 FIXED RATE CD /AR	CD	245,000	4.20%	08/19/2030	02/19/2026 100.00	10,290.00 4.20%	4.19% 4.04%	0.22	245,000.00 88.20	100.036	245,088.20 310.11	0.33%
MORGAN STANLEY PRI NY US RT 04.0000% MAT 08/29/30 FIXED RATE CD /NY	CD	245,000	4.00%	08/29/2030	08/29/2027 100.00	9,800.00 4.01%	4.04% 4.04%	4.24	245,000.00 -414.05	99.831	244,585.95 2,496.99	0.33%
JPMORGAN CHASE BK DE US RT 03.7000% MAT 09/30/30 FIXED RATE CD /DE	CD	245,000	3.70%	09/30/2030	03/31/2026 100.00	9,065.00 3.76%	4.06% 4.06%	4.32	243,285.00 -2,151.10	98.422	241,133.90 1,514.97	0.32%
OCEANAIR FED CREDI CA US RT 03.6000% MAT 10/10/30 FIXED RATE CD /CA	CD	245,000	3.60%	10/10/2030		8,820.00 3.64%	3.85% 3.85%	4.40	245,000.00 -2,709.70	98.894	242,290.30 1,232.38	0.32%
FIRST FEDERAL BANK FL US RT 03.7500% MAT 10/17/30 FIXED RATE CD /FL	CD	245,000	3.75%	10/17/2030		9,187.50 3.77%	3.85% 3.85%	4.40	244,877.50 -982.45	99.549	243,895.05 1,107.53	0.33%
SYNCHRONY BANK UT US RT 03.6000% MAT 10/24/30 FIXED RATE CD /UT	CD	245,000	3.60%	10/24/2030		8,820.00 3.63%	3.76% 3.76%	4.44	244,020.42 -732.97	99.301	243,287.45 894.08	0.33%
Total 2030		**10,205,000**	**3.68%**	**04/26/2030**		**$371,882.50 3.70%**	**4.03% 3.86%**	**2.76**	**$9,958,538.25 $87,315.60**		**$10,045,853.85 $93,259.17**	**13.46%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Total Bond Portfolio		**75,191,000**	**2.74%**	**02/14/2028**	**N/A**	**$2,050,376.75 2.75%**	**3.91% 3.84%**	**1.92**	**$74,526,670.54 $111,220.15**	**N/A**	**$74,637,890.69 $424,040.80 $75,061,931.49**	**100%**

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Disclosures Applicable to Accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS account statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports. You should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

In our attempt to provide you with the highest quality information available, we have compiled this report using data obtained from recognized statistical sources and authorities in the financial industry. While we believe this information to be reliable, we cannot make any representations regarding its accuracy or completeness. Please keep this guide as your Advisory Review.

Please keep in mind that most investment objectives are long term. Although it is important to evaluate your portfolio's performance over multiple time periods, we believe the greatest emphasis should be placed on the longer period returns.

Please review the report content carefully and contact your Financial Advisor with any questions.

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

Performance: This report presents account activity and performance depending on which inception type you've chosen. The two options are: (1) All Assets (Since Performance Start): This presents performance for all assets since the earliest possible date; (2) Advisory Assets (Advisory Strategy Start) for individual advisory accounts: This presents Advisory level performance since the Latest Strategy Start date; If an account that has never been managed is included in the consolidated report, the total performance of that unmanaged account will be included since inception.

Time-weighted Returns for accounts / SWP/AAP sleeves (Monthly periods): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cash flow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized. This applies to all performance for all assets before 09/30/2010, Advisory assets before 12/31/2010 and SWP sleeves before 04/30/2018.

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure of returns on a portfolio.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance: Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance. It should also be noted that where gross returns are compared to an index, the index performance also does not reflect any transaction costs, which would lower the performance results. Market index data maybe subject to review and revision.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your

portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data maybe subject to review and revision. The benchmark index is selected from among the indices for which UBSFS has licensing agreements with the index provider. UBSFS does not have licensing agreements for all available indices. The benchmarks may vary from those used by the Money Manager or those listed in the prospectus. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Blended Index - For Advisory accounts, Blended Index is designed to reflect the asset categories in which your account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

Blended Index 2 - 8 - are optional indices selected by you which may consist of a blend of indexes. For advisory accounts, these indices are for informational purposes only. Depending on the selection, the benchmark selected may not be an appropriate basis for comparison of your portfolio based on its holdings.

For alternative investments and strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result, only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period including assets transferred to or from other UBS accounts. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals. PACE Program fees paid from sources other than your PACE account are treated as a contribution. A PACE Program Fee rebate that is not reinvested is treated as a withdrawal.

Net Deposits/Withdrawals (external): When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period, excluding assets transferred to or from other UBS accounts after 12/31/2010. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals. PACE Program fees paid from sources other than your PACE account are treated as a contribution. A PACE Program Fee rebate that is not reinvested is treated as a withdrawal.

Deposits: When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period, including assets transferred from other UBS accounts. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Deposits (external): When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period, excluding assets transferred from other UBS accounts after 12/31/2010. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Withdrawals: When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period, including asset transferred to other UBS accounts. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Withdrawals (external): When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period, excluding assets transferred to other UBS accounts after 12/31/2010. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Net Transfers (Internal): When shown on a report, this information represents the net value of all cash and securities transferred between your UBS accounts from the first day to the last day of the period.

Transfers In (Internal): When shown on a report, this information represents the net value of all cash and securities transferred to your UBS accounts from the first day to the last day of the period.

Transfers Out (Internal): When shown on a report, this information represents the net value of all cash and securities transferred from your UBS accounts from the first day to the last day of the period.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not include income on securities that have been lent out & does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private

investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest. Change in Value may include programs fees (including wrap fees) and other fees.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report.

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date.
The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Important information on options-based strategies: Options involve risk and are not suitable for everyone. Prior to buying or selling an option investors must read a copy of the Characteristics & Risks of Standardized Options, also known as the options disclosure document (ODD). It explains the characteristics and risks of exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

Concentrated Equity Solutions (CES) managers are not involved in the selection of the underlying stock positions. The Manager will advise only on the options selection in order to pursue the strategy in connection with the underlying stock position(s) deposited in the account. It is important to keep this in mind when evaluating the manager's performance since the account's performance will include the performance of the underlying equity position that is not being managed. CES use options to seek to achieve your investment objectives regarding your concentration stock position. Options strategies change the potential return profile of your stock. In certain scenarios, such as call writing, the call position will limit your ability to participate in any potential increase in the underlying equity position upon which the call was written. Therefore, in some market conditions, particularly during periods of significant appreciation of the underlying equity position(s), the CES account will decrease the performance that would have been achieved had the stock been held long without implementing the CES strategy.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio / Total" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Tax lots: This report displays security tax lots as either one line item (i.e., lumped tax lots) or as separate tax lot level information. If you choose to display security tax lots as one line item, the total cost equals the total value of all tax lots. The unit cost is an average of the total cost divided by the total number of shares. If the shares were purchased in different lots, the unit price listed does not represent the actual cost paid for each lot. The unrealized gain/loss value is calculated by combining the total value of all tax lots plus or minus the total market value of the security.

If you choose to display tax lot level information as separate line items on the Portfolio Holdings report, the tax lot information may include information from sources other than UBS FS. The Firm does not independently verify or guarantee the accuracy or validity of any information provided by sources other than UBS FS. As a result this information may not be accurate and is provided for informational purposes only. Clients should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise. See your monthly statement for additional information.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS account statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Margin: The quantity value may indicate that all or part of this position is held on margin or held in the short account. When an account holds a debit balance, this debit balance is incorporated into the account's total market value and deducted from the total value. When calculating the percent of portfolio on each security, the percentage will be impacted by the total market value of the account. Therefore, if the account's market value is reduced by a debit value of a holding the percent of portfolio will be greater and if the account's market value is

increased by a holding then the percent of portfolio will be less.

Asset Allocation: Your allocation analysis is based on your current portfolio. The Asset Allocation portion of this report shows the mix of various investment classes in your account. An asset allocation that shows a significantly higher percentage of equity investments may be more appropriate for an investor with a more aggressive investment strategy and higher tolerance for risk. Similarly, the asset allocation of a more conservative investor may show a higher percentage of fixed income investments.

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a daily basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

All pooled investment vehicles (such as mutual funds, closed end mutual funds, and exchange traded funds) incorporate internal management and operation expenses, which are reflected in the performance returns. Please see relevant fund prospectus for more information. Please note, performance for mutual funds is inclusive of multiple share classes.

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Morningstar. If an Equity Style is unclassified, it is due to non-availability of data required by Morningstar to assign it a particular style.

Equity Capitalization: Market Capitalization is determined by Morningstar. Equity securities are classified as Large Cap, Mid Cap or Small Cap by Morningstar. Unclassified securities are those for which no capitalization is available on Morningstar.

Equity Sectors: The Equity sector analysis may include a variety of accounts, each with different investment and risk parameters. As a result, the overweighting or underweighting in a particular sector or asset class should not be viewed as an isolated factor in making investment/liquidation decisions; but should be assessed on an account by account basis to determine the overall impact on the account's portfolio.

Classified Equity: Classified equities are defined as those equities for which the firm can confirm the specific industry and sector of the underlying equity instrument.

Estimated Annual Income: The Estimated Annual Income is for informational purposes only and is calculated by the annualized per share dividends/interest paid, multiplied by the quantity of the shares held in the selected account(s). For Expected Cash Flow and Portfolio Holdings reports prior to June 23, 2023, savings products & sweep funds do not display such calculations and instead, values are displayed as N/A. For all other reports, Estimated Annual Income for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

Current Yield: Current Yield is estimated for informational purposes only and may not reflect changes in price. It's calculated by dividing the total estimated annual income by the current market value displayed. Current yield calculations display the current yield of the investment solely as of the date of this report. For Portfolio Holdings report generated prior to June 23, 2023, savings products & sweep funds do not include such information and instead, values are displayed as N/A. For all other reports, Current Yield for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

YTM (at Market): Yield to Maturity (at Market) is the expected return of an interest-bearing security from the report date, assuming that it is held to maturity with all coupon payments paid. For displays at the tax lot level, the Yield to Maturity is calculated based on the cost basis of that specific tax lot. For position level displays (consisting of multiple tax lots), Yield to Maturity is derived by using the weighted average cost basis of all the underlying tax lots.

YTW (at Market): Yield to Worst (at Market) is the expected return of an interest-bearing security from the report date, assuming that it is held to the next call date or until maturity (if no next call date) with all coupon payments paid. For displays at the tax lot level, the Yield to Worst is calculated based on the cost basis of that specific tax lot. For position level displays (consisting of multiple tax lots), Yield to Worst is derived by using the weighted average cost basis of all the underlying tax lots.

Bond Rating: These ratings are obtained from independent industry sources and are not verified by UBS FS.

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

Securities without rating information are left blank. Rating agencies may discontinue ratings on high yield securities.

NR: When NR is displayed under bond rating column, no ratings are currently available from that rating agency.

High Yield: This report may designate a security as a high yield fixed income security even though one or more rating agencies rate the security as an investment grade security. Further, this report may incorporate a rating that is no longer current with the rating agency. For more information about the rating for any high yield fixed income security, or to consider whether to hold or sell a high yield fixed income security, please contact your financial advisor or representative and do not make any investment decision based on this report.

Credit/Event Risk: Investments are subject to event risk and changes in credit quality of the issuer. Issuers can experience economic situations that may have adverse effects on the market value of their securities.

Interest Rate Risk: Bonds are subject to market value fluctuations as interest rates rise and fall. If sold prior to maturity, the price received for an issue may be less than the original purchase price.

Reinvestment Risk: Since most corporate issues pay interest semiannually, the coupon payments over the life of the bond can have a major impact on the bond's total return.

Call Provisions: When evaluating the purchase of a corporate bond, one should be aware of any features that may allow the issuer to call the security. This is particularly important when considering an issue that is trading at a premium to its call price, since the return may be negatively impacted if the issue is redeemed. Should an issue be called, investors may be faced with an earlier than anticipated reinvestment decision, and may be unable to reinvest their principal at equally favorable rates.

Effective Maturity: Effective maturity is the expected redemption due to pre-refunding, puts, or maturity and does not reflect any sinking fund activity, optional or extraordinary calls. Securities without a maturity date are left blank and typically include Preferred Securities, Mutual Funds and Fixed Income UITs.

Yields: Yield to Maturity and Yield to Worst are calculated to the worst call.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Bond Averages: All averages are weighted averages calculated based on market value of the holding, not including accrued interest.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal, state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Bond sensitivity analysis: This analysis uses Modified Duration which approximates the percentage price change of a security for a given change in yield. The higher the modified duration of a security, the higher its risk. For callable securities, modified duration does not address the impact of changing interest rates on a bond's expected cash flow as a result of a call or prepayment.

Amortization and Accretion: Prior to March 2008, amortization was calculated using the straight line method for tax exempt securities and was not calculated for taxable securities. Post March 2008, amortization is calculated using the constant yield method. Prior to October 2008, accretion due to original issue discount was not calculated. Post October 2008, accretion due to original issue discount is calculated using the constant yield method. Prior to January 2015, accretion due to market discount was calculated using the straight line method. Post January 2015, accretion due to market discount is calculated using the constant yield method. We assume the securities are held to par and premiums are calculated to call date. Amortization and accretion values may be incorrect due to adjustments related to cost basis. You may hold additional fixed income securities that may not appear on this report. Please refer to your account statements for information regarding all of your holdings.

Gain/Loss: The gain/loss information may include calculations based upon non-UBS FS cost basis information. The firm does not independently verify or guarantee the accuracy or validity of any information provided by sources other than UBS FS. In addition, for Schedule K-1 reported investments, such as alternative investment funds, please refer to your annual K-1 and 1099 tax forms. If this report contains positions with unavailable cost basis, the gain/(loss) for these positions are excluded in the calculation for the Gain/(Loss). As a result these figures may not be accurate and are provided for informational purposes only. Clients should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise. Rely only on year-end tax forms when preparing your tax return. See your monthly statement for additional information.

Accounts Included in this Report: The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If the account is a donor advised fund account, the assets in those accounts are owned by the Sponsoring Charitable Organization, and not the donor. You and your financial advisor have procured the appropriate authorization to view the assets in the donor advised fund account. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Account name(s) displayed in this report and labels used for groupings of accounts can be customizable "nicknames" chosen by you to assist you with your recordkeeping or may have been included by your financial advisor for reference purposes only. The names used have no legal effect, are not intended to reflect any strategy, product, recommendation, investment objective or risk profile associated with your accounts or any group of accounts, and are not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment.

For more information about account or group names, or to make changes, contact your Financial Advisor.

Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:
1) Have there been any changes to your financial situation or investment objectives?
2) Would you like to implement or modify any restrictions regarding the management of your account?
If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Performance History prior to the account's inception at UBS Financial Services, Inc. may have been included in this report and is based on data provided by third party sources. UBS Financial Services Inc. has not independently verified this information nor does UBS Financial Services Inc. guarantee the accuracy or validity of the information.

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at **ubs.com/relationshipsummary**.

UBS Financial Services account protection
The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to $500,000 (including $250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is $500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to $1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).

Non-UBS Assets and Liabilities: This report is not intended to provide you with consolidated information or reporting regarding your holdings at other firms. However, at your request, this report may include information regarding assets that you hold at other financial institutions so that you may review your asset allocation and/or investment strategy in the context of your overall holdings. You should review and maintain the original documents for these assets, such as the statements for individual accounts held away from UBS. Those documents may contain notices, disclosures and other information important to you, and may also serve as a reference should questions arise regarding the accuracy of that information as presented in this report.

The information presented for accounts held at other financial institutions has been provided to UBS at your direction through your agreement with an Outside Asset Data Aggregation Service. These accounts have been added to this report at your request and are automatically updated to reflect the most recent data received from the custodian. Information may have also been provided based on documents and valuation you provided to your Financial Advisor. These accounts have been added to this report at your request and may not reflect the current valuation.

If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

If the information you or your custodians provided to us is not current, inclusion of these assets will impact the accuracy of the current asset allocation and other analysis presented. We do not provide purchase, sale or hold recommendations or advice with respect to your assets at other firms and do not assume responsibility for activity you conduct at other financial institutions.

UBS's SIPC coverage applies to assets held at UBS. If you maintain assets at other firms that may be SIPC members, you should contact their financial representative or the other entity or refer to the other entitys statement regarding SIPC membership. Your UBS Financial Services Inc. account statements are the only official

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

record of your UBS holdings and account and are not replaced, amended or superseded by any of the information presented in this report.

Assets that you hold at other financial institutions are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

The value of assets held at other financial institutions is based on the "Last Refresh Date" displayed. Up to date valuation and information can be obtained directly from the custodian of your assets. The account statements you receive from your third party custodian regarding the assets you hold with them are the official record of your holdings and accounts and are not impacted or superseded by the information in this report.

Account balances and security pricing will always display in U.S. Dollars even if assets in your Outside Accounts are denominated in other currencies. UBS will convert any values received in the Outside Account Information to U.S. Dollars using foreign exchange rates from UBS as of the previous business.

MEMO

TO: Honorable Mayor and Members of the City Council

FROM: Kyle Johnson, Finance Director/ City Treasurer

DATE: December 19, 2025

SUBJECT: City of Glendora and Glendora Successor Agency Investment Report for November 2025

Pursuant to Section 19 of the City of Glendora's 2025-2026 Investment Policy, a monthly investment report must be provided to the City Council to provide a clear picture of the status of the current investment portfolio.

The second City Council meeting for the month of December 2025 has been canceled as decided by the City Council. To be compliant with the City's policy and the California Government code, the November investment report is being provided to the Council members before the end of the month and will be placed on the next available council meeting scheduled for January 13, 2025.

As of November 30, 2025, the City's total book value of cash and investments was $111,368,252, representing an increase of $1,005,631 (0.91%) from the prior month. This increase is primarily attributable to the receipt of sales and use tax revenues totaling $1,937,620, partially offset by the payment of $691,097 in interest on the City's pension obligation bond.

During November, two Federal Agency securities with a combined value of $4,000,000 matured and were reinvested in the City's money market account, resulting in no realized gain or loss.

If you have any questions, feel free to contact me.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**Public Works**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Authorize Expenditures to Upfit Police Patrol Vehicles**		

RECOMMENDATION
That the City Council:

1. Authorize expenditures in the amount of $74,746.05 plus a ten percent contingency ($7,474.61) for a total amount not to exceed $82,220.66 to Black and White Emergency Vehicles, LLC. for the upfitting of three (3) Police Vehicles with required emergency equipment.

STRATEGIC FOCUS AREAS
• Action 4.15 Develop a Plan for the Replacement of All City Vehicles

EXECUTIVE SUMMARY
On June 10, 2025 the City Council approved the acquisition of new Police patrol vehicles as part of the City's fleet replacement program. The vehicles have now been received; prior to being placed into service, each patrol vehicle must be upfitted with specialized law-enforcement equipment, including emergency lighting, sirens, consoles, partitions, and related safety components.

This report requests City Council authorization to expend funds for the upfitting of three (3) Police patrol vehicles at this time. Upfitting these vehicles now will ensure operational readiness and help avoid unplanned service disruptions. Sufficient funding for this work is included in the FY 2025-27 Adopted Two-Year Budget.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
On June 10, 2025 the City Council approved the acquisition of police patrol vehicles as part of the FY 2024-25 fleet replacement program.

Pursuant to Glendora Municipal Code Section 2.40.100, competitive procurement is not required when the procurement consists of services needed for replacement parts or services related to the City's vehicle fleet.

DISCUSSION
The Glendora Police Department relies on a fleet of patrol vehicles to provide timely and effective law enforcement services throughout the community. As part of the City's ongoing fleet replacement program, new patrol vehicles were acquired to replace aging units that have exceeded mileage, safety, or operational thresholds.

Prior to being placed into service, each patrol vehicle must be upfitted with specialized law-enforcement equipment. Upfitting is a necessary step to ensure each vehicle meets operational and safety requirements for patrol use and includes installation of emergency lighting, sirens, consoles, partitions, radios, antennas, and related electrical components. While a detailed estimate has been provided, the final installation cost may vary due to vehicle-specific conditions discovered during upfitting. These may include compatibility issues with wiring harnesses, replacement of aging or failing circuit breakers, timers, or antennas, and additional labor required to integrate existing City-owned equipment. To account for these potential but common installation variances, staff is requesting authorization of a 10 percent contingency as part of the not-to-exceed amount. The contingency will only be utilized if necessary and will help avoid delays in placing the vehicles into service.

Black & White Emergency Vehicles, based in Azusa, California, specializes in the installation and servicing of police and emergency vehicle equipment and has provided an estimate for the required upfitting services. Staff recommends authorizing the upfitting of three vehicles at this time to ensure fleet readiness and reduce the risk of unscheduled downtime.

FISCAL IMPACT

Based on the vendor estimate, the cost to upfit one patrol vehicle is approximately $24,915.35. The total estimated cost to upfit three vehicles is $74,746.05. To account for potential installation variances associated with wiring harness compatibility, replacement of failing electrical components, antennas, or related equipment identified during installation, staff is requesting a 10 percent contingency in the amount of $7,474.61.

The total not-to-exceed authorization for the upfitting of three vehicles is $82,220.66. Sufficient appropriations are available in the FY2025-27 Adopted Two-Year Budget within the Internal Services Fund for Vehicles (Fund 554).

ENVIRONMENTAL DETERMINATION

There are no CEQA impacts associated with the recommendations in this report.

Prepared By:	Valerie Velasquez-Santoya, Assistant Public Works Director
Concurs With:	Not Applicable
Reviewed By:	Moises Lopez, Assistant City Manager
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer
Approved By:	Adam Raymond, City Manager
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

A_Upfit_Estimate_from_Black_and_White.pdf

BLACK & WHITE EMERGENCY VEHICLES, LLC
590 S Vincent Ave
Azusa, CA 91702-5130 USA
6263346300
jp@blackandwhiteev.com
www.blackandwhiteev.com

Estimate

ADDRESS
Glendora Police Department
150 S Glendora Ave
Glendora, CA 91741

SHIP TO
Glendora Police Department
Glendora Police Department
150 S Glendora Ave
Glendora, CA 91741

ESTIMATE # 2564
DATE 10/21/2025

SHIP DATE
04/30/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	ALGT53J-1670286073	Allegiant 53" Dual Color / Black Domes	1	1,951.50	1,951.50T
	HKB-FPIU20-HP	Hook Kit Ford Utility Police Interceptor 2020-2023	1	0.00	0.00T
	PF200S17B	Pathfinder 17 Button	1	1,359.00	1,359.00T
	ES100C	Speaker, ES00C/DynaMax, 100W, High Output	1	304.49	304.49T
	ESB-U	Universal Siren Speaker Bracket for ES100	1	38.96	38.96T
	ES100C	Speaker, ES00C/DynaMax, 100W, High Output	1	0.00	0.00T
	ESB-U	Universal Siren Speaker Bracket for ES100	1	0.00	0.00T
	OBDCABLE25-2	25FT OBDII Interface Cable for 2020-2021+ Ford PIU	1	154.50	154.50T
	EXPMOD-2	Rear Expansion Module, (18) solid-state programmable relay outputs, (16) 7.5 A Flashing outputs and (2) 20 A control outputs	1	583.50	583.50T
	EXPHARN03	Rear Taillight Connection Wire Harness For Use with Rear Expansion Module, Ford PIU 2020-2023	1	135.45	135.45T
	EXPMOD24	24-Channel Expansion Module	1	309.00	309.00T
	36-2125	Westin Ford Utility Push Bumper 2020+	1	461.25	461.25T
	36-2125WC	Elite Upright Wire Cover Ford Utility 2020+	1	42.88	42.88T
	36-6005F2MP	Two Light Channel Federal Signal MicroPulse Light Ford	1	42.89	42.89T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		PIU			
	MPS63U-RBW	Micro Pulse Ultra 6 Tri-Color 18 LEDs Red/Blue/White	4	182.05	728.20T
	MPSM6U-FPIU20SMW	Kit of 2 20 Degree Rubber Mounting Wedges. 2020+ Ford Utility Mirrors	1	14.31	14.31T
	MPS62U-RB	Micropulse Dual Color Red / Blue	2	159.80	319.60T
	416900Z-RB	Corner LED Red/Blue	4	79.50	318.00T
	416900-VHB	No Drill Mount for Ford Utility	1	15.11	15.11T
	MPS63U-RBA	Micro Plus Ultra 6, Tri-Color Clear Lens Surface Mount R/B/A	2	182.05	364.10T
	CC-20UV-V10	Ford PIU Console with cup holders and armrest	1	468.18	468.18T
	AC-INBHG	Troy 4" Internal Dual Cup Holder	1	51.84	51.84T
	AC-TB-ARMMNT-58	Console Mounted Height Adjustable Swivel Arm Rest	1	172.53	172.53T
	CM-SDMT-SL-LED	Console Side Mount w/Rotating Slide- Arm for Docking Station	1	477.09	477.09T
	7160-1346	2020+ Ford Police Interceptor Utility On-Dash Mount	1	416.34	416.34T
	7160-0498	Quick Release Keyboard Tray	1	195.75	195.75T
	7160-0220	Mongoose 9" locking slide arm with 360 degree clevis	1	353.16	353.16T
	7160-0178	7" Center Upper Pole	1	102.87	102.87T
	DS-138	Vertical Flat Surface mounting pole	1	85.86	85.86T
	TP-E-SL6-US-SS	Troy Stash N Stow Cage with Sliding Center Window W/Square Hole-Punched Style Guard	1	863.10	863.10T
	KP-UV20-DAP-SS	2020 PI Utility 3pc. Kick Panel w/ Foot Pockets Use with Big Boy Mount	1	185.49	185.49T
	SAB-20-FDUV-BB	2020 PI Utility Big-Boy Partition Mounting Kit	1	0.00	0.00T
	PS-20-UVFX-OS-RL	Plastic Seat with OS Belts, Rear Partition Polycarbonate Window, with Fire Extinguisher Compartment	1	1,944.00	1,944.00T
	AC-20-UV-SET	2020+ Ford PIU Driver/Passenger Side Set of Diamond-Punched Window Screens	1	209.79	209.79T
	AC-20-UV-HATCH	2020+Ford PIU Hatch Window Screen	1	140.13	140.13T
	CP-UV-CARGO-MNT	Ford UV Tilt Up Cargo Mount	1	330.37	330.37T
	AC-20-UV-TRAY	2020+ Ford PIU Electronics Tray Bolts to	1	258.39	258.39T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		CP-UV20-CARGO			
	CP-GB403212-LIP	Gun Box 40X32X12 W/Lip	1	1,586.84	1,586.84T
	GK0068E	Setina Single T-Rail Mount 1080E Blac-Rac	1	780.09	780.09T
	MMSU-1	Magnetic Mic Single Unit	2	36.75	73.50T
	PWAT-119-GPSD-IP-D8500	Panorama Antenna Kit: Includes Multi-Element Antenna Tri-Band 2-Way Radio, Wi-Fi, GPS for Motorola APX 8500	1	631.50	631.50T
	Ch27.1.20/L3	27 Circuits W/ Modular Smart Start Timer and L3 bracket for Ford Utility with 20ft long Output Wires.	1	783.00	783.00T
	FULL,BUILD	Installation of all Emergency Equipment into Police Vehicle.	1	5,000.00	5,000.00
	WIRE&TERMINALS	Wire, Terminals, Tie-Wraps, & Hardware	1	260.00	260.00T
	GM-65/8	Goldwood Sound 100 Watt 8ohm Sealed 5.25" Speaker Midrange Black (GM-65/8)	2	27.80	55.60T
	475-0023	Gun Rack - Single Weapon, Trunk Mounted (GR4-AR-BLM-UTM)	1	414.10	414.10T

SUBTOTAL	22,982.26
TAX	1,933.09
TOTAL	**$24,915.35**

Accepted By

Accepted Date

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**1**

SUBJECT: **Status Update on the Exclusive Negotiating Agreement with Mercy Housing Related to the Disposition and Development of 1762 Dale Road**

RECOMMENDATION

That the City Council:

1. Receive a status update on the Exclusive Right to Negotiate and Reimbursement Agreement (ENA) dated July 8, 2025 with Mercy Housing related to the disposition and development of the property located at 1762 Dale Road.

STRATEGIC FOCUS AREAS

Goal 1: SubURBAN Living

- Outcome 1: Increase targeted housing density and housing options at all income levels
  - Action 1.2 1762 Dale Development ENA with Mercy Housing
- Outcome 3: A complete eco-system to support the homeless population and improve access to support tools
  - Action 1.8 1762 Dale Development ENA with Mercy Housing

EXECUTIVE SUMMARY

The City acquired the 2.17 acre property at 1762 Dale Road (the “Property”) in July 2023. The Property was acquired to address homelessness and affordable housing in the community. The City has engaged Mercy Housing California, a nonprofit public benefit corporation ("Mercy Housing" / "Developer") for the development of the Property. Mercy Housing is a national non-profit organization with a long record of developing and managing high-quality affordable housing.

In July 2025, the City entered into the ENA with Mercy Housing. The ENA is a non-binding agreement with time limits that allow the City and Mercy Housing to negotiate the development of a project for the Property (the "Project"). There are two phases in the ENA: the "Initial Term" and the "Remainder Term". The Initial Term requires the Developer to, among other things, conduct due diligence on the Property, provide a preliminary concept site plan and proposed schedule, identify affordable housing types, provide a community engagement plan and preliminary financing plan. The Remainder Term will require, among other things, the negotiation and execution of affordability agreements for the Project, completing the CEQA and entitlement process for the Project, and finalizing the various transaction documentation in order to transfer title of the Property from the City to the Developer. This report is a status update on the ENA.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The 2022 City of Glendora Community Survey identified homelessness and poverty as the number one issue that the City could change to make Glendora a better place to live. In June 2022, the City began property acquisition discussions for 1762 Dale Road.

In April 2023, the City Council approved a Purchase and Sale Agreement for the acquisition of 1762 Dale Road in the amount of $4,725,000. Escrow closed on July 31, 2023. The City conducted a feasibility analysis for the development of the Property and held a community meeting on October 9, 2023, to share information and gather input.

Through 2024, the City Council continued to provide direction on the Property. On February 27, 2024, the City Council reviewed the feasibility analysis, which concluded that the development of affordable housing at 1762 Dale Road is a realistic goal. Pursuant to this discussion, the City Council directed staff to explore funding opportunities and development scenarios for transitional housing and permanent supportive housing. On August 27, 2024, the City Council directed staff to prepare two Requests for Proposals (RFP). for two separate projects: one development for transitional housing, and one for permanent supportive housing.

On December 10, 2024, staff presented a proposal from Mercy Housing for the development of the Property, providing transitional and affordable housing. The City Council directed staff to begin drafting an ENA with Mercy Housing for an affordable housing development and pursue transitional housing with local motels.

On July 8, 2025, City Council approved the ENA with Mercy Housing, and the City began the Initial Term.

DISCUSSION

The ENA is a time-limited agreement with two terms: the Initial Term and the Remainder Term. The Initial Term focuses on developing a preliminary concept site plan, planning community outreach, and identifying key Project details including affordable housing types, populations served, parking needs and funding options. The City Council established an Ad-Hoc Committee ("Committee") consisting of two City Council members, Mercy Housing, and City staff to discuss the Project details and develop recommendations. The Committee met five times between July 2025 and November 2025. During the meetings, the Committee discussed the following items:

- Explored topics related to affordable housing, permanent supportive housing, and populations served.
- Conducted a site visit to a Mercy Housing development in Norwalk which opened in December 2024.
- Analyzed Glendora and regional homeless and population data.
- Learned about Mercy Housing resident services and programming provided to the residents.
- Discussed Mercy Housing resident turnover across their California locations.
- Reviewed conceptual site plans and elevations for the proposed Project at 1762 Dale Road.
- Identification and implementation of a community engagement plan.
- Discussed affordable housing financing.

These discussions helped identify the populations to be served, the preliminary concept plan, the unit mix, and affordability levels. The proposed Project by the Developer on the Property includes a mix of 75% general affordable housing and 25% permanent supportive housing. Affordable housing will be available to qualifying individuals an families at below-market-rates, along with permanent supportive housing at below-market-rate rates with supportive residential services. Key considerations to these percentages include compatibility with different population types, building operation and maintenance costs, resident stabilization timelines, case management services, and potential funding source requirements.

The Committee also reviewed two concept plans each evaluated based on design, functionality, blending in with the surrounding neighborhood, and ability to integrate the targeted mix of unit types and services. Meanwhile, Mercy Housing developed a community engagement plan. Initial stakeholder meetings were held with neighborhood individuals, small groups, and property owners adjacent to 1762 Dale Road. A Project website is available at www.mercyglendora.org to provide information and updates. A larger neighborhood meeting was held on December 10, 2025 in the Glendora Library Bidwell Forum to inform the neighborhood and guide the next steps of the Project.

The Committee has recommended the following conceptual development plan for the Property:

Recommendations	
Development Concept Plan	Option B (Attachment B)
Unit Mix	33 One-bedroom units 19 Two-bedroom units 18 Three-bedroom units
Permanent Supportive Housing (PSH)	Families
Area Median Income (AMI) Affordability Levels	30% AMI: 18 PSH Units and 7 Non-PSH Units 50% AMI: 7 Units 60% AMI: 37 Units

The Remainder Term will focus on refining this development plan and processing the Project through the environmental and entitlement process, completing the necessary affordable housing agreements, and developing the Project's financial structure. The Planning Commission will be required to review and approve the land entitlement permits, and the City Council will be asked to enter into a purchase and sale agreement with Mercy Housing for the Property.

FISCAL IMPACT

The City will incur costs for City Attorney legal fees and from other consultants to analyze elements of the ENA and the Project such as the development pro forma and affordable housing agreements. These costs are covered by sufficient appropriations included in the FY2025-27 Adopted Two-Year Budget in the Housing and Economic Development Division's budget for contract services. Additionally, the City will process land entitlement applications and CEQA environmental documentation. The costs of processing the Project's land entitlements and CEQA documentation are primarily covered by fees established pursuant to the City's Master Fee Schedule.

ENVIRONMENTAL DETERMINATION

The ENA is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, including Sections 15262, 15060(c), 15061(b)(3), and/or 15378. The ENA and the actions set forth under this staff report are not subject to environmental review under CEQA as there is no commitment from the City to a definite course of action, does not constitute a discretionary approval of a project, and will not result in a direct or reasonably foreseeable indirect physical change in the environment, and in the alternative, is exempt pursuant to CEQA Guidelines Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Notwithstanding the foregoing, an application for development will occur during the ENA Remainder Term, but the scope of a future application cannot be determined until a development application is received.

Prepared By:	Tiffany Chew, Economic Development and Housing Manager
Concurs With:	Not Applicable
Reviewed By:	Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer

Approved By:	Adam Raymond, City Manager
Legal Review:	Danny Aleshire, City Attorney
CEQA Review:	Not Applicable

Attachments

A_Presentation.pdf
B_Draft_Concept_Site_Plan.pdf
C_Mercy_Housing_ENA_July_8_2025.pdf

EXCLUSIVE NEGOTIATING AGREEMENT (ENA) WITH MERCY HOUSING RELATED TO THE DISPOSITION AND DEVELOPMENT OF 1762 DALE ROAD

COMMUNITY DEVELOPMENT

CITY COUNCIL

JANUARY 13, 2026

TIFFANY CHEW, ECONOMIC DEVELOPMENT AND HOUSING MANAGER

1762 DALE ROAD

- 2.17 acres
- Arrow Highway Specific Plan
- Housing Element Site
- Previously Senior Assisted Living

BACKGROUND

- June 2022 – Began property acquisition discussion
- July 2023 – Acquired 1762 Dale Road
- February 2024 – Discussed development scenarios
- August 2024 – Sought development proposals for transitional housing and permanent supportive housing
- December 2024 – Began drafting ENA with Mercy Housing
- July 2025 – City Council approved ENA

EXCLUSIVE NEGOTIATING AGREEMENT

INITIAL TERM – 120 DAYS

- Ad-Hoc Committee with two City Council members, Mercy Housing, and City Staff
- Develop concept site plan and community engagement plan
- City Council approval of Ad-Hoc Committee recommendations

REMAINDER TERM – 270 DAYS

- Begin land entitlement and CEQA process
- Complete legal agreements
- Planning Commission approval of land entitlements
- City Council approval of property sale

AD HOC COMMITTEE

- Explored affordable housing, permanent supportive housing, and population definitions
- Analyzed homeless and population data
- Discussed funding considerations and sources
- Learned about Mercy Housing resident services programming and turnover
- Reviewed conceptual building plans
- Identified community engagement plan

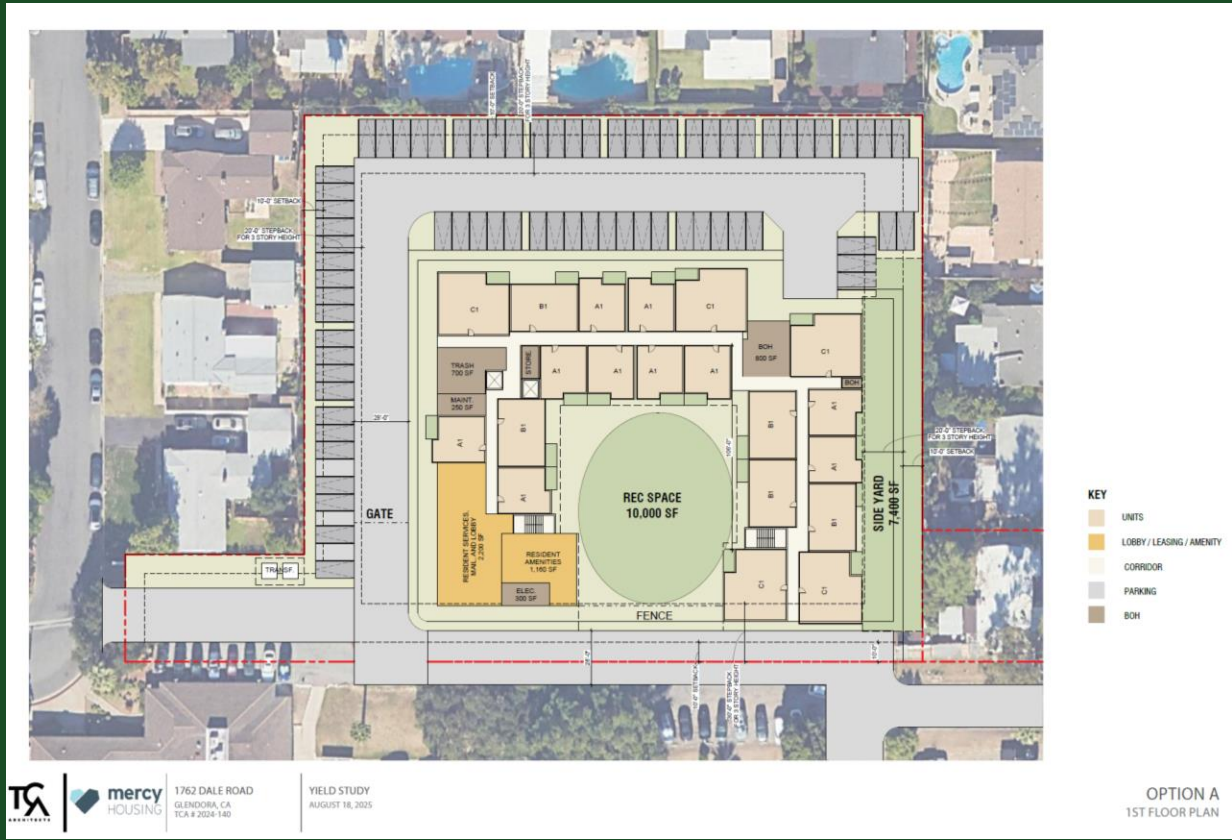
AD HOC COMMITTEE

Development Breakdown:
- 75% General affordable housing
- 25% Permanent supportive housing

Considerations:
- Compatibility with different population types
- Operation and maintenance costs
- Resident case management services
- Funding sources with specific requirements

CONCEPT SITE PLAN

Option A



Option B

COMMUNITY ENGAGEMENT

- Initial stakeholder meetings: Individuals, small groups, and adjacent property owners
- Mercy Housing hosted a Neighborhood Meeting on December 10
- Project website www.mercyglendora.org

AD HOC COMMITTEE RECOMMENDATIONS

- Development Concept Plan: Option B
- Unit Mix: 33 One-bedroom units
  19 Two-bedroom units
  18 Three-bedroom units
- Permanent Supportive Housing (PSH): Families
- Affordability Levels:
  30% AMI: 18 PSH units and 7 Non-PSH units
  50% AMI: 7 units
  60% AMI: 37 units

CITY COUNCIL

1. Receive a status update on the Exclusive Negotiating Agreement (ENA) dated July 8, 2025 with Mercy Housing related to the disposition and development of 1762 Dale Road.

MERCY GLENDORA

PROGRESS SET

SEPTEMBER 24, 2025

DRAFT: FOR DISCUSSION PURPOSES ONLY

TCA ARCHITECTS

**THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.*

DRAFT: FOR DISCUSSION PURPOSES ONLY

SITE INFORMATION

ASSESSOR PARCEL #	8631-013-023
ADDRESS	1762 Dale Road, Glendora
SITE AREA	94,525 SF
	2.17 AC

DEVELOPMENT PARAMETERS

		PERMITTED/REQUIRED	PROPOSED
ZONING		C-BR	
SETBACKS	(FRONT/SIDE/REAR)	15'-25'/10'/10'	15'-25'/10'/10'
STEPBACKS	(ADJACENT TO SFR)	L2: 15', L3: 20'	NA
STEPBACKS	(ADJACENT TO CH.21.15 ODS)	35' MAX. WITHIN 50'	**40' MAX. WITHIN 50'**
FAR			0.82
FLOOR AREA*			77,960 SF
MAX. BLDG HEIGHT	(PER ZONING)	2 STORIES, 25'	**3 STORIES, 40'**
NUMBER OF UNITS		43	70
BASE DENSITY	(UNITS PER ACRE)	20 DU/AC	
DENSITY BONUS		80%	61%
INCREASED DENSITY	(UNITS PER ACRE)	36 DU/AC	32 DU/AC

* Floor area excludes balconies

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
1 Bedroom:				
A1	657 SF	33	47.1%	21,681 SF
2 Bedrooms:				
B1	863 SF	19	27.1%	16,397 SF
3 Bedrooms:				
C1	1,196 SF	18	25.7%	21,528 SF
TOTAL	**852 SF**	**70**		**59,606 SF**

* Square footage is taken from centerline of demising walls and outside of exterior walls, excluding all decks and balconies.

FLOOR AREA SUMMARY**

Residential Floor Area	71,930 SF
Resident Services	1,570 SF
Clubhouse/Residential Amenities	1,250 SF
Laundry Room	700 SF
Move-In Lobby	400 SF
Utilities	2,110 SF
TOTAL	**77,960 SF**

PARKING SUMMARY

REQUIRED PARKING per AB2097

Unit Type	# Units	Ratio	Total
1-Bedroom	33	0.0	0
2-Bedrooms	19	0.0	0
3-Bedrooms	18	0.0	0
	70		**0**
Guest		0	0
RESIDENTIAL REQ.		**0.00**	**0**

PROVIDED PARKING per Developer Standards

LEVEL		Total
Resident (Standard)	9' x 20'	**72**
Resident (Compact)	8' x 17'	
Employee/ Visitor	9' x 20'	9
TOTAL		**81**
Residential Ratio:		**1.03**
Total Ratio:		**1.16**

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED

	Ratio	Req'd Vehicle Stalls	Total
Bike Parking	1 : 4 Required Vehicle Stalls	0	0
		TOTAL	**0**

OPEN SPACE SUMMARY

REQUIRED

	SF per unit	# Units	Total
1-Bedroom	400	33	13,200 SF
2-Bedrooms	400	19	7,600 SF
3-Bedrooms	400	18	7,200 SF
TOTAL			**28,000 SF**

PROVIDED

	Total
Private balconies	4,900 SF
Rec Space	6,460 SF
Side Yard	5,800 SF
Internal Yard	2,350 SF
TOTAL	**19,510 SF**
REQUESTED OPEN SPACE REDUCTION	**-8,490 SF**
	30.32%

DENSITY BONUS CONCESSIONS

A. Building Envelope
- -Exemption from building stepback
- -Building height increase of 15', 40' max. building height.

B. Parking and storage requirement
- -Exemption from garage parking requirements.
- -Exemption from garage storage requirements.

C. Open space
- -Reduction in open space.

D. Deviation from Design Standards
- -Modify low-to moderate pitched gable or hipped roofs from 6:12 to 3:12.
- -Modify Transitional Massing within 50' adjacent low-rise residential from 35' height to 40' high.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- CORRIDOR
- PARKING
- BOH

80'
40'
20'

TCA ARCHITECTS

mercy HOUSING

1762 DALE ROAD
GLENDORA, CA
TCA # 2024-140

PROGRESS SET
SEPTEMBER 24, 2025

DRAFT: FOR DISCUSSION PURPOSES ONLY

GROUND FLOOR PLAN
1ST STORY

320'-1 1/2"
10'-0" SIDE SETBACK
20'-0" STEPBACK
FOR 3 STORY HEIGHT
BUILDING FORM STEPBACK
78'-8 1/4"
PL TO BUILDING
10'-0" SIDE SETBACK
20'-0" STEPBACK
FOR 3 STORY HEIGHT
12'-0" TYP.
6'-0" TYP.
227'-6 1/4"
80'-8 1/4"
PL TO BUILDING
C1
A1
A1
A1
B1
ELEC
C1
B1
A1
B1
ELEC
STORAGE
450 SF
C1
B1
C1
A1
35'-0"
50'-0"
132'-5 1/2"
C1
A1
A1
B1
ELEC
STORE.
A1
TRASH
C1
B1
A1
A1
B1
C1
283'-2 1/4"
20'-0" STEPBACK
FOR 3 STORY HEIGHT
10'-0" BACK SETBACK
15'-0"
FRONT SETBACK
92'-6"
55'-8"
25'-6"
PL TO BUILDING
10'-0" SIDE SETBACK
10'-0"
412'-7 1/2"
KEY
UNITS
LOBBY / LEASING / AMENITY
CORRIDOR
PARKING
BOH
80'
40'
20'

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EXCLUSIVE RIGHT TO NEGOTIATE AND REIMBURSEMENT AGREEMENT

(1762 Dale Road, Glendora, CA 91740)

THIS EXCLUSIVE RIGHT TO NEGOTIATE AND REIMBURSEMENT AGREEMENT ("**Agreement**") is entered into as of this 8th day of July, 2025, between the CITY OF GLENDORA, a municipal corporation ("**City**") and MERCY HOUSING CALIFORNIA, a nonprofit public benefit corporation ("**Developer**"). City and Developer are sometimes individually referred to herein as a "party" and jointly as the "parties."

R E C I T A L S:

A. The City owns that certain real property located at 1762 Dale Road, Glendora, CA 91740 (Assessor Parcel No. 8631-013-023), described in Exhibit A attached hereto, and incorporated herein, which consists of 2.17 acres of real property ("**Property**"). The Property was formerly operated as a senior assisted living facility ("**Former Facility**"), and is zoned as Corridor Buffer Residential (C-BR) within the Arrow Highway Specific Plan within the City of Glendora's General Plan ("**General Plan**"), which allows for 20 residential units per acre.

B. The City acquired the Property on July 31, 2023 for a purchase price of $4,725,000, pursuant to that certain Purchase and Sale Agreement, dated as of April 25 2023, between the City and David and Isabelle Youngman ("**Seller**"), and thereafter the City (through its contract with Horizons Construction Co. Int'l, Inc.) commenced to demolish the Former Facility, and abate the hazardous asbestos and lead containing materials associated with the Former Facility, which was completed on or about November 12, 2024, at a cost of approximately $1,289,374. The Property is currently vacant.

C. Developer is interested in acquiring the Property to develop an affordable housing residential development, which is generally described in the "**Initial Project Description**" set forth in Exhibit B attached hereto, which shall be comply with all City land use policies and regulations, including the City's zoning code and which will be consistent with the City's goals and desires for the development of the Property as set forth herein (the "**Project**"). The Project shall comply with all applicable laws and regulations, including the City's zoning code and General Plan regulations, and will be subject to City's discretionary approval of all plans and specifications.

D. The completion of the Project will require: (i) negotiating and obtaining approval for the Conveyance Agreements (as defined below) by the City Council; (ii) obtaining approvals for the Project from the City and any other governmental entities that may be necessary; including, without limitation, completion and approval of all environmental documentation required under the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "**CEQA**") and applicable entitlement approvals for the Project; and (iii) if necessary, the resolution of any environmental contamination conditions on or under the Property (collectively, the "**Contingencies**").

E. Pursuant to the terms of this Agreement, City and Developer intend to negotiate in good faith to enter into a purchase and sale agreement (the "**PSA**"), which shall include terms for the sale and transfer of the Property from City to Developer, which shall include a purchase price in the amount of at least Two Million One Hundred Thousand Dollars

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($2,100,000) (the "**Purchase Price**"), a due diligence period, and other related agreements as may be required pursuant to the terms hereof (including the Conveyance Agreements, as defined below) to allow for the transfer of the Property by the City to Developer and set forth the terms for transfer of the Property by City to Developer together with the development of the Project. Separately, City shall be responsible for the compliance with the requirements of the Surplus Land Act (Govt. Code Sections 54220-54232) ("**SLA**") prior to the execution of the PSA.

NOW, THEREFORE, and in consideration of the mutual covenants contained herein and incorporating the Recitals above, the parties mutually agree to the following:

SECTION 1. RECITALS; EFFECTIVE DATE; TERM; DEVELOPER OBLIGATIONS DURING INITIAL AND REMAINDER TERM.

A. ***Recitals.*** The foregoing Recitals are true and correct and incorporated herein and made a part hereof.

B. ***Effective Date.*** This Agreement shall become effective ("**Effective Date**") on the later to occur of (i) the date that the City Council approves this Agreement; and (ii) the date that Developer has executed and delivered both this Agreement and the Deposit (as defined below) to the City. In the event that the Effective Date does not occur on or before July 18, 2025, this Agreement shall automatically terminate and be of no force or effect.

C. ***Term.*** The term of this Agreement ("**Term**") shall commence on the Effective Date, and unless earlier terminated, shall consist of an Initial Term and a Remainder Term, and shall terminate upon conclusion of the Remainder Term. The Initial Term shall commence on the Effective Date and end one hundred twenty (120) days therefrom ("**Initial Term**"). Both the Developer and the City shall each have two (2) options, exercisable in each party's sole and absolute discretion after giving five (5) days' written notice prior to the expiration of the Initial Term, to extend the Initial Term for an additional thirty (30) day period. The "**Remainder Term**" shall commence upon the date following the City Council's Initial Approval (as defined below) for the Project Plan(s) (as defined below), and shall terminate on the date that is two hundred seventy (270) days therefrom. The Developer and City shall have two (2) options, each exercisable in their sole and absolute discretion after giving five (5) days' written notice prior to the expiration of the Remainder Term, to extend the Remainder Term (and thereby, the Term) by ninety (90) days each.

D. **Developer Obligations During Initial Term.** During the Initial Term, Developer shall do the following: (i) conduct its due diligence with respect to the Property and its proposed Project, (ii) prepare and present to City staff, one or more alternative Project Plan(s) (as such term is defined below), consistent with the Initial Project Description set forth under Exhibit B, as well as the overall intent for the development of the Project as described under this Agreement. More specifically, during the Initial Term, Developer shall:

1. Commence preliminary due diligence with respect to the Property and the Project as described herein, which shall include a review of an updated preliminary title report from Fidelity National Title Company, a copy of which shall be obtained by the City and shared with Developer withing five (5) days of the Effective Date.

2. Submit a Concept Review Application (defined below) to the City for the Project and commence developing the basic business terms of the transaction for the

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negotiation and execution of the Conveyance Agreements, including, without limitation, any applicable environmental approvals required under CEQA, any entitlements required for the Project, and the costs of resolving all Contingencies (if necessary). A "**Concept Review Application**" shall be required to provide guidance related to the following topics: site plan, floor plan(s), elevations, unit mix, unit affordability levels, population targeting, parking plan, and such other information as Developer deems relevant.

3. Develop an initial project schedule in cooperation with City staff.

4. Identify Developer's potential and expected sources of financing and potential partners and investors in the Project and other reasonable information required by the City with respect to same. Notwithstanding the foregoing, Developer shall not be required to specify the final / ultimate sources of financing, partners, and investors for the Project during the Initial Term, and the parties understand and agree that such financing, partners, and investors shall be finalized during the Remainder Term and/or the term set forth in the Conveyance Agreements.

5. Prepare and deliver to City a statement of Developer's financial capabilities, including contemplated or potential sources of equity and construction/permanent loan financing.

6. Developer shall prepare and deliver to City staff a proposed plan for public engagement with respect to the Project to be implemented by Developer and its consultants during the Remainder Term (as refined and modified by Developer based on the input and comments from City, the "**Public Engagement Plan**"). The City staff shall present the Public Engagement Plan to the City Council concurrently with the presentation of the Project Plans at the closed session meeting referenced below at Section 1.E.

As used herein, the term "**Project Plan(s)**" shall mean and include the following: (i) all anticipated uses (including the proposed occupant / tenant mix and number of units), square footages, and heights of the buildings for the Project, (ii) parking facilities and requirements, (iii) a proposed plan or plans to guide the overall development of the Property, (iv) proposed conceptual elevations for the development of the Project, and illustrative conceptual development designs and architectural rendering schemes for the Project, (v) the approximate locations and maximum floor areas for each of the uses proposed, including parking, and (vi) a proposed plan for the supportive services that will be offered to occupants / tenants of the Project. Developer's initial Project Plan(s) may be updated from time to time during the Term of this Agreement in consultation with City staff.

E. ***City Council Initial Approval.*** Prior to the expiration of the Initial Term including any extensions thereto, as may be permitted pursuant to Section 1.C above (provided that Developer has complied with its obligations under Section 1.D above), City staff shall present the Project Plan(s) to the City Council during a closed session meeting, and the City Council may select, propose modifications to, or reject the Project Plan(s), during such meeting. If the City Council gives its approval for one or more of the Project Plan(s) (the "**City Council's Initial Approval**"), then the Remainder Term shall commence on the date following such approval. If the City Council proposes significant modifications to the Project Plans, which require further review and approval from the City Council, then

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the Initial Term shall be deemed to have been automatically extended by up to thirty (30) days (or sixty (60) days if required by the Developer), during which additional time Developer shall make reasonable efforts to revise the Project Plan(s) in accordance with the proposed modifications, and City staff shall present the revised Project Plans to the City Council during a closed session meeting prior to the end of the Initial Term as the same may have been extended, which revised Project Plans, the City Council may either select or reject, without opportunity for additional modification, unless the Developer agrees to any such additional modifications in order to proceed.

F. Developer Obligations During Remainder Term. During the Remainder Term, Developer will continue with its due diligence for the Project and the Property and the parties will negotiate and complete final proposed drafts of the Conveyance Agreements for the City Council's approval as well as any other agreements that may be required in order to provide for the transfer of the Property to Developer and enable Developer to proceed with development of the Project. Among other things, the following shall be completed during the Remainder Term (and/or incorporated in the terms of the Conveyance Agreements):

1. Applications for and Processing of Entitlement and Governmental Approvals. During the Remainder Term, Developer shall use reasonable good faith efforts to submit applications for the entitlements and approvals required for the Project, including any requisite land use entitlements for the Project (the "**Entitlements**"), if any, and all approvals required from applicable governmental and/or quasi-governmental entities including, without limitation, the City, except for actual building permits, which will be obtained after Developer enters into the Conveyance Agreements. All such approvals and the expiration of all applicable appeals periods to such approvals, and the resolution of any filings of any such appeal by a third party shall be a condition precedent to the City's approval of the Conveyance Agreements and/or the transfer of the Property to Developer.

2. Category of Tenants / Occupants. The parties understand and agree that City's priority is for the Project to provide a mix of residential units consisting of special needs housing and reserved for low-income households, with preference given to residents of Glendora, subject to fair housing laws. The proposed tenant / occupant mix will be governed by the requirements of the low-income housing tax credit set out at Title 26, Section 42 of the Internal Revenue Code, as implemented by the California Tax Credit Allocation Committee and subject to any applicable requirements of state and federal fair housing laws.

3. Proforma. Developer shall provide a detailed proforma ("**Proforma**") listing the estimated budget for the construction and development of the Project, including cost estimates, expected income, valuation, and expected rates of return for the Project, a proposed financing plan for the development of the Project, by phase, if appropriate, including contemplated or potential sources of equity and construction and permanent loan financing. It is acknowledged that such Proforma may not be a final or complete proforma, to the extent it is not possible to determine all of the costs necessary to resolve the Contingencies.

4. Environmental Review. Environmental analysis pursuant to CEQA will occur as the Project Plans are developed and will commence during the Remainder Term with the preparation of an Initial Study in order to determine the scope of environmental review required for the Project (i.e., a negative declaration, mitigated negative declaration,

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or EIR, as applicable). Environmental analysis will be completed during the Remainder Term and shall be a condition precedent to the transfer of the Property to Developer under the Conveyance Agreements. Developer has sole responsibility to pursue and obtain any and all necessary environmental approvals for the Project pursuant to CEQA at its sole cost and expense. Developer will undertake the studies, reports and analyses required, including traffic analysis, environmental impact analysis, and financing plans at its sole cost and expense; provided, however, that all environmental review (including preparation of an Initial Study, formal environmental studies and reports, and analysis required under CEQA) shall be performed by the City through its environmental/CEQA consultant(s), subject to reimbursement by Developer as provided in Section 3. The City shall serve as lead agency for purposes of environmental review under CEQA and Developer shall provide to City, in advance, all funds necessary to cover the costs of such environmental review as set forth in Section 3 below. Developer understands that all CEQA and Project Entitlement approvals are subject to the City's sole and absolute discretion in the exercise of its police powers and assumes the risk of not obtaining its required Entitlements for the Project, subject to the terms set forth herein. Approval of all such Entitlements and CEQA approvals shall be a condition precedent to the City's approval of the Conveyance Agreements and/or the transfer of the Property to Developer which condition shall be for the benefit of each of Developer and City.

5. Partners and Financial Capability. Developer shall, to the extent possible during the Remainder Term, provide adequate disclosure of Developer's partners, joint venturers, development managers, and operators, if any, who are participants, equity providers or principals of the Project (collectively, "**Developer Partners**"), and other reasonable and relevant information requested by City, concerning the above. If any Developer Partners are proposed, the City may require, as a condition to finalizing any Conveyance Agreements, that such Developer Partners enter into appropriate agreements with the City that the City deems necessary, provide a copy of the partnership or joint venture agreement to the City for review, or join in the execution of the Conveyance Agreements. In addition, Developer shall prepare and deliver to City a statement of Developer's financial capabilities, including a financing plan for the development of the Project, by phase, including anticipated sources of equity and construction and permanent loan financing (the "**Financial Capability Statement**"). The parties acknowledge that all Project financing (whether local, state, federal or private) will be finalized after closing on the Property under the PSA, and prior to commencing construction of the Project.

6. Public Engagement. Developer shall implement the approved Public Engagement Plan as set forth above, with any modifications requested by Developer from time to time and approved by the City in its reasonable discretion.

7. Title Review. Developer shall have the right, during the Term, to review title to the Property. If Developer identifies any objections to title ("**Title Objections**"), Developer shall notify the City in writing of such objections not later than thirty (30) days from the commencement of the Remainder Term. Upon receipt of the Developer's Title Objections, the City shall then have a period of ten (10) business days after receipt of Developer's notice to elect to cure or remove such Title Objections, which cure or removal must be implemented prior to the expiration of the Term. If the City elects not to cure, or fails to cure, any Title Objection within the specified period, Buyer may, at its option, either (a) waive such Title Objection and proceed with the transaction as contemplated herein, or (b) terminate this Agreement.

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8. City Approvals. City shall have approved of Developer's Project, the Entitlements, the final Project Plans (as amended and modified during the Term of this Agreement), the Financial Capability Statement, and the Proforma, as set forth in this Section.

SECTION 2. NATURE OF NEGOTIATIONS.

A. ***Good Faith.*** Provided this Agreement has not been terminated as provided above prior to the conclusion of the Initial Term, then upon the City Council's Initial Approval, the Remainder Term shall commence and the parties shall negotiate exclusively, diligently and in good faith to undertake the steps provided herein to prepare and enter into a purchase and sale agreement ("PSA"), a form of Affordability Covenant (which shall be for a term of 55 years), and a form of Grant Deed (or similar agreement(s)) for Developer's acquisition of the Property and the development of the Project, subject to the terms and conditions of this Agreement (such applicable agreement(s), the "**Conveyance Agreements**"). Additionally, to account for a scenario where the Purchase Price is below the fair market value ("**FMV**") for the Property, the Conveyance Agreements shall further consist of a Promissory Note, payable from a pro-rata share of residual receipts and secured by a Deed of Trust, in the amount of the appraised value for the Property (as determined pursuant to an appraisal to be obtained by Developer prior to the end of the Term (the "**Developer Appraisal**"); provided however, that the City shall have the right to review and reasonably approve of the Developer Appraisal in its good faith determination and/or commission, at its cost, a separate appraisal of the FMV for the Property (the "**City Appraisal**") in the event it reasonably questions or disputes the results of the Developer Appraisal; and the FMV shown in the City Appraisal shall govern unless otherwise agreed to by the parties) less the Purchase Price. The Project development will be subject to all rules, regulations, standards, and criteria set forth in the City's General Plan and zoning regulations (which may necessitate amendment or other modification to accommodate Developer's proposed uses). The Conveyance Agreements will specify that Developer will be solely responsible for obtaining all permit approvals for the Project and developing the Project in accordance with the project schedule set forth under the Conveyance Agreements. The City is not obligated to approve the Project or approve the Conveyance Agreements; however, following approval by the City Council of the Project and its required Entitlements, and the successful negotiation and approval of the Conveyance Agreements by the City Council, the parties shall proceed to sign the Conveyance Agreements. During the Term, City will not negotiate a similar agreement with any other third party regarding the development of the Property, and City agrees to process all required Entitlement applications and CEQA Processing documentation for the Project in good faith during the Term of this Agreement in order to enable the Developer to present the Project and all requisite Project Entitlement approvals for the City Council's consideration at a public hearing, subject to the terms and conditions set forth herein.

B. ***Deposit.*** Within ten (10) business days following the City Council's approval of this Agreement, Developer shall deliver to City a deposit of Fifty Thousand Dollars ($50,000) ("**Deposit**"). Upon entering the PSA, the Deposit made pursuant to this Agreement shall be credited to the deposit owed under the PSA and transferred to the escrow established pursuant to the PSA, which for the avoidance of doubt shall also be in the amount of Fifty Thousand Dollars ($50,000).

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C. ***Property.*** City represents that it owns the Property in fee simple absolute but makes no representation concerning Developer's ability to acquire, lease, and/or develop it. At its sole cost and expense (subject to the reimbursement provisions set out at Section 3.C hereof), Developer shall conduct its own due diligence, including all Property investigations, it deems necessary to assure itself of the suitability of the Property for development and the viability of the Project. Notwithstanding the foregoing, (i) City shall cooperate with and provide reasonable assistance to the Developer in its due diligence efforts, (ii) City shall give written notice to Developer within ten (10) days of the City's Community Development Director's actual knowledge of any new encumbrance to title to the Property added during the Term or upon reasonable request by the Developer and in connection therewith, City shall share with Developer copies of any actually known and unrecorded title encumbrances, and (iii) City shall work in good faith to assist Developer in the preparation of materials necessary for obtaining the Project Entitlements.

D. ***Access to Property.*** During the Term, City shall permit Developer and its employees, agents, representatives and contractors reasonable access to the Property pursuant to Section 4 to conduct due diligence including environmental evaluations, engineering studies, surveys, geological work or other studies as reasonably desired by Developer.

E. ***Nature of the Project; Required Approvals.*** The Conveyance Agreements shall provide that Developer must develop the Project consistent with all applicable laws, ordinances, regulations, the General Plan and City zoning requirements.

F. ***Environmental Review.*** Immediately following the Effective Date, City shall deliver to Developer copies of information, studies and other documents in City's possession including, but not limited to, any Phase I study, and any known communications or notices of any violations, defaults related to any environmental matters at the Property. During the Term of this Agreement, Developer shall, at its sole cost and expense, (i) undertake all studies, reports, analysis, Project designs, traffic analysis, environmental impact analysis and financing plans as Developer deems necessary for Developer to determine, in its discretion, whether it desires to undertake the Project, and (ii) pursue and obtain any necessary environmental approvals for the Project pursuant to CEQA. Developer shall deliver copies of all such studies to City upon completion. All approvals required for the Project are subject to the City's discretion in the exercise of its police powers and its obligations under CEQA and shall be a condition precedent to the City's approval of the Conveyance Agreements. The City will assist Developer in preparing any environmental documentation and processing any environmental review necessary for the Project.

G. ***Financial Terms.*** Developer understands and agrees that it shall be obligated to pay the Purchase Price to the City upon the terms set forth in the Conveyance Agreements, subject to the approval of the City Council of the City of Glendora. Developer shall be solely responsible for financing and constructing the Project. City will not provide any financial assistance to the Project.

H. ***Due Diligence.*** At the end of the Term, Developer will specify the result of the due diligence investigations. Upon the closing on the sale of the Property pursuant to the Conveyance Agreements, it will become the Developer's responsibility to correct any adverse environmental conditions required pursuant to its development of the Property; however, prior to such date, the Developer shall incur no liability for the condition of the Property and/or obligation to correct any environmental condition thereon, unless caused

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or exacerbated by Developer and/or its contractors, agents, employees, as further set forth in Sections 4 and 5 below, and subject to the terms of Sections 4 and 5 below. .

I. ***Formal Approvals.*** The Conveyance Agreements shall become effective only after it is considered and formally approved by the City Council ("**Formal Approvals**").

J. ***SLA Approval***. Prior to the expiration of the Remainder Term (or otherwise, the date that is sixty (60) days prior to the City's approval of the PSA), City shall formally declare the Property as exempt pursuant to the terms of the SLA and comply with the terms of the SLA in order to enable the transfer of the Property to Developer in compliance with the terms and conditions of the SLA.

SECTION 3. TERMS REGARDING THE CITY'S PROCESSING COSTS FOR THE PROJECT AND THE DEPOSIT.

A. ***City Processing Costs.*** Developer shall be obligated to pay the City all regular fees, costs, and expenses imposed / incurred by the City (as set forth in the City's master fee schedule, as updated or modified from time to time) for (i) the processing of Developer's Project, (ii) all Project applications, including, without limitation, all Entitlement and permit applications for the Project, (iii) the preparation and review of studies, Project Plans, proformas, reports and design services, and agreements related to the development of the Project and Project-related infrastructure, including, without limitation the Conveyance Agreements, and (iv) CEQA Processing costs (as defined below).

For purposes of this Agreement, the term "**CEQA Processing**" shall mean: (i) preparing necessary CEQA reports and documents, including traffic engineering, any studies or analyses of the financial value of the Project, other environmentally-pertinent analyses, and additional supporting documentation, as necessary and appropriate in accordance with CEQA; (ii) distributing such documentation to responsible agencies and others; (iii) noticing and holding public hearings and considering public comments on such CEQA documents and reports; (iv) considering certification of such CEQA documents and reports and other documentation through a City Council Resolution in accordance with CEQA; and (v) preparing, negotiating, and approving all environmental documents required under CEQA.

B. ***Refundability of Deposit.***

a. Initial Term. During the Initial Term of this Agreement, and provided Developer is not in breach of any of its obligations under this Agreement (after any applicable notice and cure period has elapsed) and through no fault of Developer, the City Council's Initial Approval is not given to proceed with the commencement of the Remainder Term, the Deposit shall be returned to Developer. In the event this Agreement terminates during the Initial Term as a result of any uncured breach by Developer of its obligations under this Agreement, City shall be entitled to retain the Deposit.

b. Remainder Term. During the Remainder Term of this Agreement, the Deposit shall be non-refundable to Developer, however, the Deposit shall be reimbursable to Developer if (i) Developer has performed all obligations necessary for the City staff (and its legal counsel) to prepare the draft Conveyance Agreements for approval by the City Council, and Developer is not otherwise in breach of any terms or

obligations under this Agreement, but City staff fails to prepare, or otherwise recommend, in good faith, approval of the draft Conveyance Agreements or the Project during the Remainder Term, or (ii) the City Council fails to conduct a public hearing thereon and formally vote to approve or disapprove the Conveyance Agreements or the Project. Notwithstanding the foregoing, in the event the parties enter into the Conveyance Agreements following their approval by the City Council, the Deposit shall be offset against the Purchase Price and/or the deposits (or other monetary contributions) required to be paid by Developer to City under the Conveyance Agreements.

C. ***City's Reimbursement Obligation***. Notwithstanding anything to the contrary contained in this Agreement, if during the Term the City fails to comply with its obligations as set forth in Section 2.A (a "**Specific City Breach**"), then, subject to the terms and conditions set forth in Section 7, Developer may, as its sole and exclusive remedy hereunder for such Specific City Breach (but in addition to any remedy described in Section 3.B above), terminate this Agreement and recover from the City, Liquidated Damages in the amount, and subject to the terms and conditions, set forth in this Section 3.C.

CITY AND DEVELOPER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES WHICH DEVELOPER MAY SUFFER AS A RESULT OF A SPECIFIC CITY BREACH. THEREFORE, CITY AND DEVELOPER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT DEVELOPER WOULD SUFFER IN THE EVENT THAT CITY COMMITS A SPECIFIC CITY BREACH, IS AND SHALL BE, AS DEVELOPER'S SOLE AND EXCLUSIVE REMEDY (WHETHER AT LAW OR IN EQUITY), THE AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS ($350,000). SAID AMOUNT SHALL BE THE FULL, AGREED AND "LIQUIDATED DAMAGES" FOR A SPECIFIC CITY BREACH BY CITY. UPON A SPECIFIC CITY BREACH BY CITY (FOLLOWING THE NOTICE AND CURE PROCEDURES SET FORTH IN SECTION 7 BELOW), THIS AGREEMENT SHALL BE TERMINATED AND NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER, EXCEPT FOR THE RIGHT OF DEVELOPER TO COLLECT SUCH LIQUIDATED DAMAGES FROM CITY. THE PROVISIONS OF THIS SECTION 3.C ARE SEPARATE AND APART FROM ANY REMEDIES AVAILABLE TO DEVELOPER UNDER THE PSA OR OTHERWISE UNDER THIS AGREEMENT.

Initial JF

City Initials

Initial EV

Developer Initials

The terms and provisions under this Section 3 shall survive the expiration or termination of this Agreement.

SECTION 4. RIGHT TO ENTER THE PROPERTY. During the Term, City grants Developer, its agents and employees, a limited license to enter upon the Property for the purpose of conducting engineering surveys, soil tests, investigations or other studies reasonably necessary to evaluate the condition of the Property, which studies, surveys, reports, investigations and tests shall be performed at Developer's sole cost and expense.

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Prior to any entry onto the Property, Developer shall (i) notify City the date and purpose of each intended entry together with the names and affiliations of the persons entering the Property; (ii) conduct all studies in a diligent, expeditious and safe manner and not allow any dangerous or hazardous conditions to occur on the Property during or after such investigation; (iii) comply with all applicable laws and governmental regulations; (iv) allow an employee of City to be present at City's election; (v) keep the Property free and clear of all materialmen's liens, lis pendens and other liens arising out of the entry and work performed under this provision; (vi) maintain or assure maintenance of workers' compensation insurance (or state approved self-insurance) on all persons entering the Property in the amounts required by the State of California; (vii) provide to City certificates of insurance evidencing that Developer has procured and paid premiums for the insurance policies set forth on Exhibit C attached hereto which insurance policies shall name the City as an additional insured; (viii) return the Property to substantially its original condition following Developer's entry; (ix) provide City copies of all studies, surveys, reports, investigations and other tests derived from any inspection performed pursuant to this Section (collectively, "**Reports**"); and (x) if the parties enter into the Conveyance Agreements, Developer will take title pursuant to a Grant Deed, subject to any title exceptions caused by Developer exercising this right to enter.

SECTION 5. ENVIRONMENTAL INDEMNITY. Developer agrees to indemnify, and hold City free and harmless from and against any and all losses, damages (whether general, punitive or otherwise), liabilities, claims, causes of action (whether legal, equitable or administrative), judgments, court costs and legal or other expenses (including reasonable attorneys' fees) (collectively, "**Claim(s**)") which City may suffer or incur as a consequence of Developer's exercise of the license granted pursuant to Section 4 or any act or omission by Developer, any contractor, subcontractor or material supplier, engineer, architect or other person or entity acting by or under Developer (except City or their agents or employees) with respect to this Agreement, the Property or the Project, excepting, (i) any and all Claims arising from the mere discovery by Developer of any hazardous materials or other physical, biological, environmental or other conditions that may impact the use or value of the Property, or (ii) any Claims actually caused by the gross negligence or willful misconduct of City (or their agents or employees). Developer's obligations under this Section shall survive termination of this Agreement for a period of one (1) year).

SECTION 6. CITY'S DISCRETION AND NO WAIVER OF POLICE POWERS. City agrees to negotiate diligently and in good faith with Developer for the Conveyance Agreements for a Project consistent with the Project Plan(s) approved by the City Council and on suitable terms and conditions which comply with the General Plan and the City's existing zoning requirements; provided, however, City is under no obligation to enter into the Conveyance Agreements and expenses which are incurred by Developer during the Term shall be incurred at Developer's sole risk and expense, subject to the terms contained herein. In connection with the foregoing, prior to the Formal Approvals, Developer's reliance on any representations or promises by City or its staff or consultants, or individual Council members, is undertaken at Developer's sole risk and expense, subject to the terms set forth in Section 3.C above. Although obligated to negotiate in good faith, neither City nor Developer are under any obligation to enter into the Conveyance Agreements.

Developer acknowledges and understands that each of the City Council, the City Planning Commission and/or the City Community Development Staff may be required to review and hold hearing(s) on the Project's Entitlements and environmental documentation required under CEQA. City reserves the right to exercise its discretion as to all matters which it is, by law, entitled or required to exercise. Nothing in this Agreement shall be construed as having the effect of waiving or limiting police powers and exercise of discretion by City. To this end:

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1. ***Discretion.*** The Glendora City Council has complete and unfettered discretion to reject the Project and/or any Conveyance Agreements without explanation or cause and this Agreement is not committing City to undertake any activity requiring the exercise of discretion by City including the approval and execution of the Conveyance Agreements or any other act or approval. Developer acknowledges and agrees that City reserves the right to exercise its discretion as to all governmental matters which City is, by law, entitled or required to exercise, in its sole and absolute discretion and nothing in this Agreement shall be construed as having the effect of waiving or limiting police powers and exercise of discretion by City. By its execution of this Agreement, the City is not committing itself or agreeing to undertake any activity requiring the subsequent exercise of discretion by City, or any department thereof including, but not limited to, taking any action for which prior environmental review is required under CEQA, the approval and execution of the Conveyance Agreements, the approval of any development proposal or land use regulation governing the Property or any other such governmental act or approval.

2. ***Conveyance Agreements.*** City's execution of the Conveyance Agreements shall be conditioned upon the successful review and approval of all necessary findings and conclusions which the City Council is required to make, including all necessary findings and determinations required under CEQA as well as state and local land use provisions / regulations. As to any matter which City may be required to exercise its unfettered discretion with respect to the Project, nothing herein nor in any Conveyance Agreements shall obligate City to exercise its discretion in any particular manner, and any exercise of discretion reserved hereunder or required by law, shall not be deemed to constitute a breach of City's duties under this Agreement.

3. ***Agreement to Negotiate.*** This Agreement does not constitute a disposition of property and, therefore, does not require a public hearing. Execution of this Agreement does not constitute "approval" of a "project," as those terms are defined in CEQA. Nothing in this Agreement shall prevent or prohibit the parties from discussing or disclosing the fact that they are a party to this Agreement. Nothing in this Agreement shall limit, prevent, restrict or inhibit the City from providing any information in its possession or control that is required by law (as determined by the City Attorney for the City) to be disclosed, upon request or otherwise.

SECTION 7. TERMINATION; INDEMNIFICATION.

A. ***Termination.*** Developer may terminate this Agreement for any reason upon ten (10) days prior written notice to City during the Initial Term, but thereafter, the Deposit shall be non-refundable to Developer, except as provided in Section 3(B) herein ("**Developer Termination**"). Upon a Developer Termination, the obligations of the parties under this Agreement will cease, except as otherwise set forth in this Agreement.

B. ***Default***. If a party fails to comply with its obligations ("**Defaulting Party**"), the other party ("**Non-Defaulting Party**") may terminate this Agreement if the Defaulting Party fails to cure such default within thirty (30) days after receipt of notice of default from the Non-Defaulting Party ("**Cure Period**"). If the Defaulting Party fails to cure during the Cure Period, the Non-Defaulting Party may terminate this Agreement by providing written notice to the Defaulting Party ("**Termination Notice**"). Notwithstanding the foregoing, in no event shall any Cure Period hereunder extend the Term. Developer's sole remedy for a City default shall be to terminate this Agreement by written notice, and receive a refund

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of the Deposit (or, if applicable pursuant to the terms of Section 3.C., receipt of the Liquidated Damages) if allowed pursuant to the terms and conditions of Section 3 and this Section 7. If this Agreement terminates due to the expiration of the Term (without any fault or breach of this Agreement of Developer), Developer shall be entitled to the return of the Deposit. Upon termination of this Agreement, (i) neither party shall have any right, remedy or obligation under this Agreement, except that the indemnification provisions shall survive such termination; and (ii) each party specifically waives and releases any such rights or Claims it may otherwise have at law or in equity and expressly waives any rights to consequential damages or specific performance from the other party.

C. ***Indemnification by Developer.*** Developer agrees to indemnify, defend, and hold City and its respective members, officers, staff and agents (collectively, "**City Indemnitees**") harmless from any and all Claims and other liability asserted against City resulting from Developer's breach of this Agreement including, but not limited to, Developer's entry onto the Property. This indemnity shall survive the expiration or termination of this Agreement. In the event that any Claim should be filed against any City Indemnitees as a result of a Developer breach of this Agreement or any of Developer's actions taken pursuant to this Agreement and/or the Project, City shall promptly notify Developer of such Claim to permit Developer the opportunity to provide adequate representation to City Indemnitees with respect to any such Claim. Nothing in this Section shall be construed to mean that Developer shall hold City Indemnitees harmless and/or defend them to the extent of any Claims arising from the gross negligence, willful misconduct or illegal acts of any of City Indemnitees.

D. ***Obligation to Defend.*** Developer shall indemnify the City and its elected Councilmembers, boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all Claims brought to challenge the validity of any Entitlements or CEQA approvals granted pursuant to this Agreement and/or under the Conveyance Agreements or the validity of the Conveyance Agreements. The City shall provide the Developer with notice of the pendency of such action and shall request that the Developer defend such action. The Developer may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any reasonable legal costs incurred by City. The Developer's obligation to pay the cost of any such action, including judgment, shall extend until final judgment is rendered. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. The Developer shall have the right, within the first 30 days of the service of the complaint, in its sole and absolute discretion, to determine that it does not want to defend any litigation attacking this Agreement, the Conveyance Agreements, or any Entitlement, CEQA, or development approvals in which case the City shall allow the Developer to settle the litigation on whatever terms the Developer determines, in its sole and absolute discretion, but Developer shall confer with City before acting and cannot bind City. In that event, the Developer shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the parties shall confer in good faith as to how to proceed. Notwithstanding the Developer's indemnity for claims and litigation, the City retains the right to settle any litigation brought against it in its sole and absolute discretion and the Developer shall remain liable except as follows: (i) the settlement would reduce the scope of the Project by 10% or more, and (ii) the Developer opposes the settlement. In such case, the City may still settle the litigation but shall then be responsible for its own litigation expense but shall bear no other liability to the Developer.

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SECTION 8. MISCELLANEOUS.

A. ***Brokerage Commissions.*** Each party ("**Indemnifying Party**") (i) represents to the other party ("**Indemnified Party**") that it has not engaged a broker, agent, or finder in connection with the transactions contemplated under this Agreement, and (ii) agrees to hold the Indemnified Party harmless from any Claim by any broker, agent, or finder retained by the Indemnifying Party.

B. ***Ownership of Documents.*** During the Term, Developer shall retain ownership of all documents and Reports prepared by Developer (or its consultants) but shall provide City, at no cost or expense to City, with copies of any third-party consultant, contractor, or subcontractor reports, studies, analysis, Property plan layouts, engineering studies, memorandums, Reports, or similar documents regarding the Project, which documents shall not become the property of City absent a separate written agreement between the parties. Delivery of such documents to City shall be made without any representation, warranty, or liability whatsoever by Developer as to the accuracy or sufficiency of the contents of such documents and shall be subject to the rights of the preparers of such documents or Reports including, without limitation, any applicable copyrights. If the negotiations contemplated by this Agreement do not result in the execution of any Conveyance Agreements, Developer acknowledges and agrees that any and all Reports, studies, analysis, site plan layouts, engineering studies, memorandums, or similar documents, regarding the Project which were prepared during the Term and provided to the City, are public records subject to the California Public Records Act (Statutes of 1968, Chapter 1473; currently codified as Chapter 3.5 of Division 7 of Title 1 of the California Government Code), and therefore, may be used by the City for future planning purposes. Developer shall have no claim for compensation as a result of the exercise by the City (consistent with the terms of this Agreement) of its rights of nonexclusive ownership of said documents and materials hereunder. The City may not sell such plans or drawings to other parties, and may only use them conceptually for planning purposes related to the Project or such other potential project contemplated for the development of the Property. Developer may retain copies of such documents for its own use and shall have an unrestricted right to use such documents, including without limitation, all concepts embodied therein. Developer may elect to provide financial statements, information, and documents, along with its Project Proforma directly to the City Attorney's office or its financial consultant(s) in order to provide protection for its proprietary information. Nothing in the foregoing shall be interpreted to compel the Developer to share its own internal communications or communications with its attorneys and consultants.

C. **No Personal Liability.** Nothing in this Agreement shall create any personal obligation or liability of staff members, employees, or agent of the City for any obligation of City under this Agreement and, conversely, nothing in this Agreement shall create any personal obligation or liability of any partner, member, principal, shareholder, employee, or agent of Developer for any obligation of Developer under this Agreement. All obligations of Developer under this Agreement shall be the joint and several obligations of Developer and any affiliate of Developer involved, at Developer's election, in Developer's activities under this Agreement.

D. ***No Conflicts.*** Each party ("**Representing Party**") represents to the other party that the execution and delivery by the Representing Party of this Agreement, the performance of its obligations hereunder, and its fulfillment of the terms and conditions hereof do not

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conflict with, violate or result in a breach of any applicable law or any term or condition of any document to which Representing Party is subject.

E. ***Amendment.*** This Agreement may only be amended or modified in writing executed by both parties.

F. ***Notices***. All notices, including without limitation all approvals and consents, required or permitted under this Agreement shall be delivered in person, by messenger, by overnight mail courier, or by registered or certified mail, postage prepaid, return receipt requested, to each party at its address shown below, or to any other notice address designated in writing by such party. Any notice so delivered by personal delivery or messenger service shall be deemed delivered upon actual delivery. Any notice given by overnight courier with courier charges prepaid shall be deemed delivered twenty-four (24) hours after delivery to said overnight courier. Any notice so delivered by US mail shall be deemed delivered three (3) days after deposit in the US Mail.

City:	City of Glendora 116 E. Foothill Blvd. Glendora, CA 91741 Attention: Community Development Director (562) 806-7722 jkugel@cityofglendora.gov
With copy to:	Aleshire & Wynder, LLP 1 Park Plaza Irvine, CA 92614 Attention: Danny Aleshire (949) 223-1170 danny.aleshire@awattorneys.com
Developer:	Mercy Housing California 1500 S. Grand Ave., Suite 100 Los Angeles, CA 90015 Attention: Erika Villablanca 213-743-5280 evillablanca@mercyhousing.org
With a copy to:	Gubb & Barshay LLP 235 Montgomery St #1110 San Francisco, CA 94104 Attention: Evan Gross, Esq. (415) 781-6600 egross@gubbandbarshay.com

G. ***Enforcement.*** This Agreement and all terms and conditions hereof shall be governed by and construed and enforced in accordance with the laws of the State of California. If any

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legal action is necessary to enforce this Agreement, a court of competent jurisdiction in Los Angeles County shall be the sole venue and jurisdiction for the bringing of such action**.**

H. ***Waiver***. Any term may be waived only by a written waiver signed by the party against whom such waiver is to be asserted.

I. ***Construction***. All provisions shall not be construed in favor of or against either party, but rather as if both parties prepared this Agreement. The Recitals are incorporated by reference as substantive provisions of this Agreement.

J. ***Entire Agreement.*** This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof.

K. ***Restrictions on Assignment.*** Developer may not assign or transfer this Agreement or any of its rights or obligations hereunder to any third party or entity without the prior written consent of City, and no voluntary or involuntary successor-in-interest of the Developer shall acquire any rights or powers of Developer under this Agreement, except as expressly provided herein. Transfer of any ownership interest in Developer shall be deemed a transfer under this provision. During the Term, Developer shall promptly notify City in writing of any and all changes whatsoever in the identity of the business entities or individuals either comprising or in control of the Developer, as well as any and all changes in the interest or the degree of control of the Developer by any such person, of which information the Developer or any of its members, managers, partners or officers are notified or may otherwise have knowledge or information. Upon the occurrence of any significant or material change, whether voluntary or involuntary, in membership, ownership, management or control of the Developer (other than such changes occasioned by the death or incapacity of any individual) that has not been approved by the City Manager, prior to the time of such change, the City may terminate this Agreement without liability to Developer by serving written notice of termination. Notwithstanding the foregoing, Developer shall be entitled, after giving written notice to the City (together with all associated documentation regarding such transfer, including the assignment and assumption agreement of Developer's rights and obligations under this agreement), to transfer this Agreement to, or to request that the Conveyance Agreements be entered into with, an entity that is wholly controlled, operated, and managed by Mercy Housing California, and which Mercy Housing California shall be and remain the general partner in and to such subsidiary entity.

L. ***Attorneys' Fees.*** In any action between the parties to interpret, enforce, reform, modify, rescind or otherwise in connection with any of the terms or provisions of this Agreement, the prevailing party in the action or other proceeding shall be entitled to recover its reasonable attorneys' fees and related costs and expenses.

M. ***Successors and Assigns.*** This Agreement shall inure to the benefit of and bind the respective successors and assigns of the parties, subject to the limitations on assignment by Developer set forth in this Agreement.

N. ***Electronic Execution.*** The signature of any party to this Agreement transmitted to any other party by facsimile or e-mail shall be deemed an original signature of the transmitting party.

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O. ***Authority.*** The person(s) executing this Agreement on behalf of Developer warrant that, (i) Developer is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of Developer, (iii) by so executing this Agreement, Developer is formally bound to the provisions of this Agreement, and (iv) entering into this Agreement does not violate any provision of any other agreement to which Developer is bound.

P. ***Counterpart Execution***. This Agreement may be executed in multiple counterparts, each of which when so executed shall be deemed an original, and all of which, together, shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the first set forth above.

"DEVELOPER"

MERCY HOUSING CALIFORNIA, a California nonprofit public benefit corporation

Signed by:
By: Erika Villablanca
26EA714BA4D14F9...

Name: Erika Villablanca

Title: Vice President

"CITY"

CITY OF GLENDORA,
a municipal corporation

Signed by:
By: David Fredendall
3G25351GA3434F2...

Name: David Fredendall

Title: Mayor

ATTEST:

Signed by:
Kathleen Sessman
2252A9E44B69431...
Kathleen Sessman, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

DocuSigned by:
By: Danny Aleshire
0D5024B7E6ED4A5...
Danny Aleshire, City Attorney

,

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EXHIBIT A

PROPERTY LEGAL DESCRIPTION / DEPICTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON PARCEL MAP NO. 2504, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 35, PAGE 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION LYING WITH LOT 27, AS SHOWN ON TRACT NO. 21612, AS PER MAP FILED IN BOOK 578, PAGES 31 AND 32, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8631-013-901

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EXHIBIT B

INITIAL PROJECT DESCRIPTION

The Project will consist of an approximately 65-70 unit affordable housing development serving a combination of special needs and low-income households.

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EXHIBIT C

INSURANCE POLICIES

Developer obtain, provide and maintain at its sole cost and expense prior to any entry upon the Property the following policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General Liability Insurance. Commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01 or its equivalent, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Subcontractors. Developer shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

General Insurance Requirements.

(a) Proof of Insurance. Developer shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance.

(b) Duration of Coverage. Developer shall procure and maintain insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of Developer's due diligence investigation activities with respect to the Property (which shall include its agents, representatives, employees or subconsultants).

(c) Primary/Noncontributing. Coverage provided by Developer shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

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(e) Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Developer or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Developer hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(f) Notice of Cancellation. Developer agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(g) Additional Insured Status. General liability shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(h) Pass Through Clause. Developer agrees to ensure that its subconsultants, subcontractors, and any other party involved, provide the same minimum insurance coverage and endorsements required of Developer. Developer agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section.

(i) Deductibles / Self-insured Retentions. Any deductibles and self-insured retentions must be declared to and approved by City.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**City Council Update on Civic Center Revitalization and City Council Direction on Funding Methodology**		

RECOMMENDATION
That the City Council:

1. Receive a report on updated Civic Center renderings, cost estimates, and funding scenarios; and
2. Provide direction to staff in accordance with the 2025-2027 Strategic Plan New+Revitalized Facilities Goal relating to the Civic Center.

STRATEGIC FOCUS AREAS
Goal 3 - New + Revitalized Facilities
- Action 3.1 City Council Directs funding Methodology
- Action 3.3 Complete Space Planning Assessment
- Action 3.4 Determine if New or Remodel

EXECUTIVE SUMMARY
Over the past five years, Glendora has invested more than $60 million in parks, streets, and water infrastructure. Despite these efforts, many core facilities—including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Yard—require modernization. Deferred maintenance is estimated at $50 million, with more than $250 million needed to create modern, accessible workspaces for staff and community spaces for the public in all City facilities.

In March 2025, the City Council directed staff to obtain cost estimates for a dedicated Civic Center project. The DLR Group has since provided renderings and rough order of magnitude (ROM) construction estimates of approximately $125 million. In September 2025, the City Council provided additional input and direction on the proposed Civic Center project.

Staff have worked with the DLR Group on revised renderings based on City Council feedback. Staff is seeking City Council approval of the Civic Center conceptual drawings and direction on funding scenarios. As stated in the City Council's September staff report, “This concept serves as a starting point for community conversation, giving residents and stakeholders a shared framework to react to, discuss, and shape.”

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
Over the past three years, many public meetings and discussions have been held on various City facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the ongoing community dialogue on City facility needs.

On January 10, 2023, the City Council awarded a contract to Myers Houghton and Partners, Inc. (MHP) to perform in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities.

On September 12, 2023, the City Council received an update on the results of the comprehensive water system assessment, including information on future water rates. The water assessment identified more than $350 million in projects needed over the next 30 years, with $30 million being programmed for completion over the first five years.

On January 9, 2024, the City Council held a discussion on the MHP Library assessment/visioning analysis and discussed funding options. Following the discussion, the City Council directed staff to complete an overall condition analysis of major City facilities and undertake a community survey soliciting public input on a possible revenue measure.

On January 30, 2024, the City Council approved a Master Joint Use Agreement with the Glendora Unified School District (GUSD). While the agreement largely stipulates use of existing facilities and services provided by the City, the agreement does provide for better maintenance of GUSD Facilities and outlines a partnership methodology for joint capital upgrades (i.e., Glendora High School Aquatics Center).

On August 27, 2024, the City Council was provided the results of a community survey on a potential Citywide and/or Library specific revenue measure. The survey, completed by True North Research, documented initial support for a Citywide facility measure (53%) as opposed to Library specific bond measure (45%). Additionally, the survey highlighted the two highest quality of life improvements in the City as improving infrastructure/roads (17.8%) and addressing homelessness (17.2%).

On November 5, 2024, the Statewide ballot measure – ACA 5 – ballot failed (55% no). The State measure would have lowered the threshold for issuing facility bonds for cities and related local agencies, from 66.6% (2/3) to 55% (same as schools).

On November 12, 2024, the City Council approved an agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project in an amount not to exceed $725,581. The City will need to identify an estimated $13-15 million for the construction portion of the project, which will rehabilitate existing space and add a new building to increase the usable space by 10,000 square feet.

On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately $50 million in current facility needs (e.g., new roofs, HVAC, etc.) that would largely keep City facilities as is. To significantly improve the City's facilities to a modern standard and better meet current and future operational needs, the estimated costs would total more than $250 million.

On March 11, 2025, the City Council was provided with a comprehensive report on City facility capital needs, deferred maintenance, cost increases in capital projects, and funding options. As part of the discussion, the City Council directed staff to return with more specific needs and cost estimates for the civic center, which includes, the Library, Police Department, City Hall, and parking.

On April 22, 2025, the City Council unanimously approved the 2025-2027 Strategic Plan. The plan included specific action items for the Civic Center under the New+Revitalized Facilities Goal, and specifically the following action items:

- Action 3.1: Direct the funding methodology for a new or revitalized Civic Center
- Action 3.3: Complete a space-planning assessment in coordination with a citywide facilities assessment; and
- Action 3.4: Determine whether the Civic Center should be remodeled or newly constructed.

On June 24, 2025, the City Council was provided with an update on the capital needs and deferred maintenance of City facilities. Further, the City Council was provided with information on revenue measures, historical land use decisions, and a detailed look at recent infrastructure investments in Glendora.

On September 9, 2025, the City Council reviewed Civic Center renderings and cost estimates. An amendment to the DLR Group Contract agreement to implement the direction form the City Council at that meeting was approved at the December 9, 2025 City Council meeting.

DISCUSSION

The City of Glendora remains committed to enhancing quality of life through strategic investment in core infrastructure. Recent strategic plans have consistently prioritized parks, trails, streets, sidewalks, water systems, and civic facilities. The City's community surveys continue to identify infrastructure and homelessness among the City's most pressing challenges. Over the past five years, the City has invested more than $60 million in capital improvements, including major park renovations, facility upgrades, and significant street and water system improvements.

Despite these investments, decades of under-investment have resulted in approximately $50 million in deferred maintenance and more than $250 million in modernization needs to bring all City facilities up to current accessibility, safety, and operational standards. Addressing these needs remains challenging, as State and Federal funding support has declined and local revenue capacity is constrained by Proposition 13 and related fiscal limitations.

Attached to this agenda item are three previous agenda items referenced in the Legislative History / Previous Actions Section of this staff report. Including these items as attachments will provide the reader with a detailed overview of previous discussions on:

1. City Facilities, Capital Needs and Funding Options (March 11, 2025) (Attachment A)
2. City Facilities Capital Needs Update, and Funding Options (June 24, 2025) (Attachment B)
3. Initial Civic Center Renderings and Rough Order of Magnitude Costs (September 9, 2025) (Attachment C)

Library Structural Assessment and Visioning

In January 2024, the Myers Houghton and Partners (MHP) Library Structural Assessment and Visioning Study provided the City Council and community with the first comprehensive, facility-specific evaluation of the Library in decades. The assessment identified significant structural and seismic deficiencies, aging mechanical, electrical, and plumbing systems, and building envelope limitations that materially affect the Library's long-term viability (Attachment A). While certain issues can be addressed through short-term maintenance or targeted repairs, the assessment concluded that many core deficiencies are systemic and cannot be fully resolved without substantial reinvestment. A copy of the Library Presentation is included in Attachment A.

In addition to physical deficiencies, the study documented functional constraints that limit the Library's ability to meet modern service expectations. These include inadequate space for youth and teen programming, limited areas for group study and community meetings, insufficient technology and digital learning spaces, and accessibility challenges for seniors and persons with disabilities. City Council and Library Board discussions emphasized that the Library is no longer simply a book repository, but a central community hub supporting education, workforce development, digital access, and civic engagement.

Importantly, the Library assessment served as a catalyst for broader conversations about City facilities. The City Council recognized that investing in one major facility in isolation would not address parallel challenges facing the City Hall, Police facilities, community centers, and public works yards, and could further complicate future funding strategies. The City Council discussed preliminary funding options and emphasized the importance of aligning any future investment with community priorities and fiscal capacity during its meeting held on January 9, 2024. At that meeting, the City Council directed staff to undertake a community survey soliciting public input on a possible revenue measure.

Facility Measure Community Survey

In August 2024, the City Council received results of a statistically valid community survey conducted by True North Research to assess resident priorities and potential support for facility funding options. The survey confirmed that residents place a high value on infrastructure investment and quality-of-life improvements. Initial results showed majority support for a citywide facilities measure (53%), though below the two-thirds threshold required for a City-sponsored bond, and comparatively lower support for a Library-only measure (45%). The survey results reinforced the need for continued public education, transparency, and careful consideration of funding approaches. A copy of the City Council presentation is included in Attachment A

Comprehensive Update on City Facilities, Capital Costs, and Funding Options

In March and June 2025, the City Council was provided with two comprehensive updates on the City's current facility needs, escalation of capital project costs, historical funding challenges and revenue measure options (Attachments A and B).

Both the 2023–2025 Strategic Plan and 2025–2027 Strategic Plan call for substantial allocation of City resources toward parks, trails, streets, sidewalks, water systems, and public facilities; community feedback consistently reinforces this focus.

California cities, including Glendora, are confronting a convergence of infrastructure challenges rooted in post–World War II suburban development, decades of deferred maintenance, and structural funding constraints. Large portions of Glendora's roads, water systems, and public facilities were constructed between the 1950s and 1970s and are now reaching the end of their useful lives simultaneously. These sprawling development patterns created high infrastructure costs per capita without sustainable revenue streams (e.g., development fees for roads/streets), leaving cities vulnerable as growth slowed and assets aged.

Glendora's largely suburban land-use pattern, with over 90% single-family residential and limited commercial acreage, compounds these challenges. While zoning reforms and state-mandated housing policies are pushing cities toward mixed-use and higher-density development, the City is balancing these changes with quality-of-life priorities through updated planning efforts, including the Housing Element and General Plan Update. At the same time, aging infrastructure remains a critical issue, with the City's water system alone requiring an estimated $350 million over the next 30 years, and City facilities facing roughly $50 million in deferred maintenance and more than $250 million in modernization needs.

Despite these pressures, Glendora has made significant recent investments. Voter approval of Measures E and Z, combined with aggressive pursuit of grant funding had strategic use of limited capital funds, has enabled over $60 million in capital improvements since 2020 and the programming of more than $108 million in future projects, subject to funding availability. However, construction and material costs have risen dramatically, often doubling since 2019. In short, even substantial and necessary investments now deliver less infrastructure value than in prior decades. These escalating costs continue to widen the gap between identified needs and available resources.

Revenue limitations under Proposition 13 remain a fundamental barrier to long-term infrastructure sustainability. Property tax constraints, supermajority voter requirements for city-initiated taxes and bonds, and the absence of robust local funding tools limit Glendora's ability to address infrastructure needs at scale. While citizen-initiated revenue measures offer a more achievable approval threshold, the overall fiscal environment remains challenging. Without new, sustainable funding strategies, infrastructure deterioration will continue to impact public safety, service delivery, and the community's long-term economic vitality.

In addition to requesting a financial analysis of bond/debt costs for facility improvements, the City Council directed staff to return with a potential scope, cost, and design considerations associated with a comprehensive Civic Center project.

Updated Civic Center Conceptual Renderings

Public Works Department staff engaged the DLR Group to prepare high-level conceptual renderings and corresponding rough order of magnitude (ROM) cost estimates addressing the Library, Police Department, City Hall, Council Chambers, and parking within the existing Civic Center campus pursuant to City Council direction.

Over several months, City staff worked closely with the DLR Group to evaluate existing conditions, previous facility studies, and explore conceptual approaches. More specifically, this work included review of as-built drawings, site visits, space needs assessments, incorporation of prior Library structural analysis and visioning work, and evaluation of site constraints, including grade changes across the campus. Broader urban design considerations were also discussed, such as how the Civic Center might better relate to Glendora Avenue, planned First/Last Mile improvements, and long-term connectivity between the Glendora Village and the Metro A Line station.

As part of its work, the DLR Group prepared a rough order of magnitude (ROM) cost estimate for the conceptual project (Attachment C). The estimate places total construction cost at approximately $125 million. This figure accounts for premiums related to phasing and occupancy, as well as escalation costs to the anticipated midpoint of construction in 2028. It is important to note that this is a preliminary ("high-level") estimate intended to provide a sense of scale for the project. Actual project costs will continue to be refined based on future community feedback received and market conditions.

Following review of the initial draft renderings in September 2025, the City Council provided direction emphasizing that the materials be understood as strictly conceptual and exploratory in nature, intended to frame discussion rather than represent a final design, scope, or commitment. City Council feedback focused on the need to more clearly communicate assumptions, acknowledge cost uncertainty at this early stage, and ensure that any future refinement prioritizes fiscal responsibility, phased implementation options, and alignment with community values.

The City Council also emphasized that the architectural inspiration drawn from the historic 1921 City Hall should be treated as a reference point rather than a prescribed design direction, and that flexibility, adaptability, and long-term functionality remain central goals. Similarly, while public space and place-making elements were recognized as important to the Civic Center's role in the community, the City Council underscored the importance of balancing those features with core service delivery, operational efficiency, and affordability.

The updated conceptual drawings (Attachment E) for City Council consideration include the following:

- Building color and materials were changed to better compliment (but not replicate) City Hall;
- Elements of the building's windows were changed (i.e., size, shape, and number) to better compliment City Hall;
- Renderings of the surrounding areas were updated to better illustrate the scale of the conceptual structure in relation to the existing physical built environment;
- New perspectives were included to show entrance to plaza and facilities from Glendora Avenue;

- “Block and Stack” diagrams were prepared to generally identify “what goes where” interior to the conceptual improvements (the illustrated program for the Library reflects the space needs identified in the visioning component of the MHP work); and
- Additional refinements intended to improve the design and functionality of the conceptual improvements.

This staff report provides an additional opportunity for the City Council to determine how best to proceed. The City Council will need to determine whether additional refinement of the conceptual approach is needed, if additional analysis of alternatives or phasing is needed, and the framework for expanded public outreach and feedback.

Potential Citizen Initiative

On December 11, 2025, the City received a Notice of Intent to Circulate a Petition for a parcel tax to fund the construction, repair, rehabilitation, and improvement of City facilities. The proponents have identified a targeted election date of November 2026 (Attachment E).

The draft initiative proposes to implement an ordinance that would authorize a special parcel tax applied to developed and vacant parcels within the City based on square footage, with variable rates based on property type. Revenues would be restricted to capital improvements for City-owned facilities, with accountability measures including independent audits, annual public reporting, and a citizen oversight committee. Staff estimates the measure could generate between $8 million and $9 million annually, depending on final levy rates and exemptions.

As required by State law, the City Attorney prepared and submitted a ballot title and summary on December 22, 2025. In order to qualify for the ballot, the authorized proponents have 180 days from the issuance of the ballot title and summary to gather the required number of signatures, which is estimated to be approximately 3,700 registered voters in Glendora.

As previously outlined to the City Council in guidance from the City Attorney, if the initiative qualifies for the ballot, the City Council may choose to adopt a formal position of support, opposition, or take no position at all.

City Council Direction

The 2025-2027 Strategic included specific action items for the Civic Center under the New+Revitalized Facilities Goal:

- Action 3.1: Direct the funding methodology for a new or revitalized Civic Center
- Action 3.3: Complete a space-planning assessment in coordination with a citywide facilities assessment; and
- Action 3.4: Determine whether the Civic Center should be remodeled or newly constructed.

City Council direction is needed on Actions 3.1 and 3.4; the City has already completed space-planning assessments and Citywide facilities assessments.

Preliminary debt service estimates for a $125 million project, is approximately $9-$10 million annually. For context, if the City were to issue debt without a revenue measure, the City Council would need to consider significant service level impacts. For reference, $9 million annually, is approximately 16% of the total expenditures for the General Fund and Measures E/Z. In terms of service levels, $9 million is approximately the total cost of operations for the Administrative Services (Finance/HR/Risk), City Manager, City Clerk, Library and Recreation/Human Services Departments. Alternatively, the Police, Public Works, and Community & Economic Development departments comprise approximately 70% of all General Fund and Measure E/Z expenditures.

The City Council has four options to consider for a funding methodology with respect to a new/revitalized Civic Center:

1. The City Council can direct staff to move forward with draft documents to place a city sponsored ballot measure on the June or November 2026 ballot.
2. The City Council can direct staff to bring back service level modifications to free up funding for a general fund revenue measure.
3. The City Council can adopt a wait and see approach as it relates to the possible citizen revenue measure and continue to encourage staff to seek other revenue opportunities (e.g. grants, earmarks, etc.).
4. Other direction or combination of options 1-3.

The City Council has already provided a level of direction on whether the Civic Center should be remodeled or be newly constructed, through the civic center conceptual rendering process. To date, the result is a hybrid approach, where certain buildings are remodeled (e.g., City Hall and Police Station), while other buildings are demolished and constructed due to current structural challenges (e.g., Council Chambers, Development Services, and the Library).

Staff requires direction based on the revised conceptual drawings. Options include:

1. Adopt the revised conceptual drawings as the baseline for future conversations with the community.
2. Provide staff with direction for additional refinements of the conceptual renderings.
3. Direct staff to take a new approach to the civic center project.
4. Other direction or a combination of options 1-3.

FISCAL IMPACT

After decades of under-investment, the City has made over $60 million in improvements in the past five years, including water projects, new streets and sidewalks, major park renovations, and facility upgrades. While these investments have greatly improved quality of life. Rising capital costs and the continued deterioration of aging facilities, such as the civic complex, public works yard, Library, City Hall, and Police Department, require the City to consider new funding strategies.

Since Proposition 13, the City has had limited financial flexibility to fund major facility projects. Over the past three years, staff have undertaken structural assessments, space planning, and community visioning to better understand facility needs. Moving forward, meaningful community engagement will be essential as leaders explore the possibility of a facility bond to replace and modernize critical infrastructure, much like City leaders did more than 50 years ago to support future generations.

While no funding source is identified at this time, the magnitude of these needs underscores the importance of identifying sustainable revenue solutions dedicated to the capital needs of the City. Any future funding strategy will require continued community engagement, careful evaluation of affordability, and alignment with the City's long-term fiscal health.

Similar to the decisions made by City leaders more than 50 years ago, current leaders may need to ask the community to fund improvements so future generations of Glendorans can experience the same quality of life enjoyed by the existing community and those that came before us.

There is no fiscal impact associated with the recommendations in this report. Based on City Council direction, staff with provide the fiscal impacts of future policy decisions.

ENVIRONMENTAL DETERMINATION

There are no CEQA impacts associated with the recommendations in this report.

Prepared By: Adam Raymond, City Manager

Concurs With:	Not Applicable
Reviewed By:	Moises Lopez, Assistant City Manager
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer
Approved By:	Adam Raymond, City Manager
Legal Review:	Danny Aleshire, City Attorney
CEQA Review:	Not Applicable

Attachments

A_March_11_2025_Staff_Report_City_Facility_Capital_Needs_Update.pdf
B_June_24_2025_Staff_Report_Facility_Capital_Needs_and_Election_Timelines.pdf
C_September_9_2025_Staff_Report_Civic_Center_Update.pdf
D_Updated_Civic_Center_Renderings.pdf
E_Ballot_Title_Summary_and_NOI_with_Ordinance.pdf
F_January_13_2026_Civic_Center_Update_and_Funding_PowerPoint.pdf

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**March 11, 2025**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**

SUBJECT: City Facilities Capital Needs and Funding Options

RECOMMENDATION

That the City Council:

1. Receive a report on capital needs of City facilities and options to fund those needs; and
2. Provide direction to staff, as necessary.

STRATEGIC FOCUS AREAS

- Goal 2: Maintain Financial Stability and Sustainability (MFSS)
- Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

Over the past five years, the City has completed more than $50 million in capital projects. These projects have included significant investments in parks, streets, and water infrastructure. Despite these generational investments, significant needs exist to bring existing City facilities, including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Maintenance Yard to modern standards.

Deferred maintenance on City facilities is currently estimated at approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Past surveys on these issues signal general support for a comprehensive, citywide facility bond. The initial support level for a potential facility bond (53%) is lower than the two-thirds (66.6%) vote threshold required should the City wish to pursue this measure on its own. Should the measure be undertaken through a citizen-led effort, the vote threshold for the facility bond would be a simple majority (50%+1).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past three years, many public meetings and discussions have been held on facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the continued community dialogue on city facility needs.

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On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately $50 million in current facility needs (e.g. new roofs, HVAC, etc.) that would largely keep City facilities as is. In order to significantly improve the City's facilities to modern standards and better meet current and future operational needs, the estimated costs would total more than $250 million.

DISCUSSION

The City is committed to finding ways to better the quality of life of its residents and business community. The 2023-2025 Strategic Plan, and the proposed 2025-2027 Strategic Plan, both require significant City resources to be allocated to improving the City's infrastructure, including parks, trails, streets, sidewalks, water, and facilities. These efforts are recognized by the public through the City's community survey process; the most recent of which has identified infrastructure and homelessness as the top two quality-of-life improvements needed.

Over the past five years, the City has completed more than $50 million in capital projects, including significant park transformations (e.g. Finkbiner and Louie Pompei), facility upgrades (e.g. Council Chambers), and miles of street and water infrastructure. Despite these generational investments, the City still faces impacts from decades of underinvestment. More specifically, many California cities are faced with diminishing State and Federal funding opportunities for critical infrastructure; the landscape of funding critical infrastructure and civic facilities has drastically changed over the past 50-years (e.g. Prop 13).

Over 50 years ago, Glendora was growing quickly – leadership was investing in infrastructure, building community spaces, and planning for a city that was anticipated to exceed 80,000 people, with over 20,000 school aged children, by the year 2000. While the City has experienced several larger developments over the past decade, the rapid growth experienced from the 1960's through the 1980's, has largely stopped. The City's population (approximately 50,000 people) has remained relatively flat for the last 20 years, with declines in three of the past five years.

As noted previously, the City has spent several years documenting and analyzing the facility and infrastructure needs of the community. Despite significant capital investment over the past five years, total deferred maintenance on City facilities is anticipated to cost approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Outside of a revenue bond measure, the City does not have the financial resources to complete all of the needed facility upgrades. For example, the current state of the Library building, a critical and highly regarded location (and service provider), requires tens of millions in renovations to address significant structural challenges (Attachment A). The City has explored and applied for grant opportunities, worked with legislators for federal and state earmarks, and searched for other available funding sources. Recent changes at the federal level have created additional challenges and uncertainty with regard to funding, including earmark funding previously committed to the City (GPD police radio replacement project); new funding opportunities for discretionary facility and related infrastructure through the Federal government or as a passthrough from the State are highly unlikely.

Attachment D to this report provides a summary of property tax changes, dating from Proposition 13 in 1978 to the failure of ACA 5 in November 2024. In summary:

- Proposition 13 (1978) and Proposition 46 (1986) restrict cities' financial flexibility.
- Citizen-led initiatives are a viable mechanism to avoid the two-thirds voting threshold.
- The failure of ACA 5 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.

Measure Origin	Required Approval
City Council-Initiated GO Bonds	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes	**Simple majority (50% + 1)** voter approval

The August 2024 community survey (Attachment B) on a possible citywide and/or Library specific revenue measure documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). It is unlikely that the City would be able to garner enough support for a City Council initiated facility bond measure; however, should the measure be undertaken through a citizen-led effort, there is an improved likelihood of its passage.

The process for a citizen initiative petition is outlined in the California Elections Code is outlined in Sections 9200-9226 and 9600-9610: http://leginfo.legislature.ca.gov/faces/home.xhtml

It is suggested that petitions be submitted a minimum of 134 days before the election to provide for the processing required by State law. All requisite processing of the initiative petitions must occur no later than the 88th day before the election to appear on the ballot. This includes verification of signatures, City Council action, and additional publication requirements, among other items.

To qualify for placement on the ballot, 10% of the registered voters of the city (according to the last report of registration by the county elections official) must be gathered. There are approximately 35,000 registered voters in the City of Glendora. A Frequently Asked Questions (FAQ) document about the citizen initiative process can be found as Attachment E.

FISCAL IMPACT

After decades of underinvestment in streets, roads, and City facilities, the City has invested more than $30 million in water projects, new streets/sidewalks, major park improvements, and facility upgrades over the last two years, and more than $50 million over the last five. While these generational improvements were necessary and critical to the quality of life in Glendora, the City faces difficult decisions moving forward. With rapid increases in capital costs since 2020, and the continued deterioration of key facilities (e.g. civic complex, public works yard, etc.), the City Council will need to consider a facility bond. The changing landscape of municipal finance post Proposition 13 does not allow the City to fund critical facilities, such as the ones in use today (e.g. Library, City Hall, Police Department, etc.). Over the past three years, the City has funded structural assessments, space planning, and community visioning of key City facilities. With the inability to fund facility needs from existing funding sources, the City will need to meaningfully engage its residents as we consider replacing aging City facilities. Similar to the decisions made by City leaders more than 50 years ago, current leaders will need to ask the community to fund improvements so future generations of Glendorans can experience the same quality of life enjoyed by the existing community and those that came before us.

There is no fiscal impact associated with the recommendations in this report. Based on City Council direction, staff with provide the fiscal impacts of future policy decisions.

ENVIRONMENTAL DETERMINATION

CEQA is not applicable to the recommendations included in this agenda item.

Prepared By	Adam Raymond, City Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Library Assessment and Funding History Presentation
B. Facility Measure Survey Presentation
C. Public Works Yard Presentation
D. Municipal Finance Overview
E. Citizen Initiative FAQ
F. Presentation

Attachments

A. Presentation Library Assessment, Needs and Funding Options.pdf

B. Glendora Facilities Measure Survey 2024 Presentation

C. Public Works Yard Presentation

D. Revenue Measure Summary

E. Initiative FAQ

F. Presentation.pdf

Discussion of Library Structural Assessment, Visioning, and Funding Options

Library and City Manager's Office

City Council
January 9, 2024
Janet Stone, Library Director and Adam Raymond, City Manager

CityOfGlendora.org

OVERVIEW

- Current Library building
- Building to serve another 35 to 50 years
- Political and fiscal environment

CURRENT LIBRARY BUILDING

- Timeline of Building
- Political Partnerships and Disagreements
- Public Finance and Local Control

1955 – LIBRARY BOND BALLOT MEASURE

RESOLUTION NO. 1182

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, STATING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF THE SPECIAL BOND ELECTION HELD NOVEMBER 29, 1955.

BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $185,000 for the purpose of the acquisition and construction by said city of a certain municipal improvement, to wit: a public library building together with landscaping and off-street parking facilities therefor and including the acquisition of all furniture, furnishings, equipment and other property necessary therefor?

Consolidated Voting Precinct	Yes	No	Total
A	286	597	883
B	133	290	423
Total Votes in Precincts	419	887	1306
Absentee Votes	8	6	14
Total Votes Including Absentee Vote	427	893	1320

32% (yes) / 68% (no)

1965 – POLICE BOND BALLOT MEASURE

RESOLUTION NO. 65-064

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DECLARING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF SPECIAL BOND ELECTION HELD IN SAID CITY ON JUNE 8, 1965.

PUBLIC SAFETY BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $790,000 for the purpose of the acquisition and construction by said city of the following municipal improvements (said improvements having been approved by the City Planning Commission on April 20, 1965 and by the City Council of said city on April 20, 1965, as constituting a City Plan), to wit: (a) a building to provide quarters for the police department and city jail, with vehicle parking therefor and the planting and landscaping of grounds, and the acquisition of furniture, furnishings, equipment and other property necessary therefor; and (b) additions to the fire fighting system of the city, including a fire headquarters station and one fire substation, and including the planting and landscaping of grounds and vehicle parking therefor, and including the acquisition of any real property, furniture, fixtures, apparatus, equipment and other property necessary therefor?

PRECINCT	YES	NO	TOTAL
I	216	34	250
II	227	54	281
III	226	35	261
IV	293	43	336
V	221	23	244
VI	227	24	251
VII	265	44	309
VIII	155	31	186
IX	173	22	195
X	170	24	194
XI	151	36	187
XII	136	21	157
Totals in Precincts	2460	391	2851
Absentee Votes	19	2	21
Total Votes Including Absentee Votes	2479	393	2872

86% (yes) / 14% (no)

BACKGROUND

- 1967 and 1968
  - New library facility project gains momentum
  - Library expansion is a continual process
    - Reading Room
    - City Hall Space (1912)
    - City Hall Annex (1930)
    - City Hall Annex Expansion (1955)

BACKGROUND

- 1968 and 1969
  - Annexations, population growth, school impacts
  - Library space needs to be solved by a new building
  - City's new 1990 General Plan, anticipates:
    - Population growing from 30,000 to 80,000
    - Student enrollment growing from 9,175 to 25,350

1968 Letter From City to GUSD

A SUMMARY OF MAJOR BENEFITS PROJECTED TO BE AVAILABLE TO THE GLENDORA UNIFIED SCHOOL DISTRICT AS A RESULT OF ITS PARTICIPATION IN THE JOINT POWERS AGENCY WITH THE CITY OF GLENDORA FOR THE PURPOSES OF CONSTRUCTING A PUBLIC LIBRARY FACILITY

With the population increase, the information explosion and the dearth of funds available to schools at this time, an increasing number of school districts are being gradually forced to re-direct their students and teachers from their own school-operated, inadequately-equipped and stocked libraries to the cities' public library facilities for both basic and in-depth research materials. This development has been accepted as a permanent situation by many librarians and is considered a challenge that must be met and surmounted.

The aforementioned situation is especially valid in the Glendora Planning Area. 9,175 students presently attend the thirteen schools administered by the Glendora Unified School District. The Gruen Associates Glendora, California General Plan, 1990 projects a 1990 student population for the Planning Area of 25,350. A study made by the Glendora Planning Department indicates that 85% or 21,547 of these 25,350 students will be attending schools in the Glendora Unified School District.

BACKGROUND

- February 1969
  - City Council authorized City Manager to apply for library grant funds to build a new facility
  - City Council calls for a general obligation library bond measure should the funds be awarded ($785,000)

BACKGROUND

- September 1969
  - City Council updated on Library financing
  - City Council cancels election for library facility bonds, citing bond market uncertainty and uncertain tax law litigation (e.g. 2/3 vs 50 +1)
  - City Council hires a financial consultant and authorizes architect to continue work

BACKGROUND

- November/December 1969
  - State/Federal funding denied
  - City moves forward with “ultramodern” library design
    - 28,000 sqft, down from 33,000 sqft
    - Approximately $1.1 million including design, land acquisition, and furnishings
    - Anticipated to serve the City for 35 years

BACKGROUND

- Late 1969 through early 1970
  - Effort by a Mrs. Everett Cloutman, to require a vote to issue bonds to build a new library
    - Petition gathered 1,136 signatures, required 1,376 signature.
    - Supported by one Councilmember (Isensee)

BACKGROUND

- July 1970
  - Creation of Glendora Library Authority
    - Joint Powers Authority between City and Glendora Unified School District
    - Ability to issue debt
    - Acknowledgement of growing school population

BACKGROUND

- October/November 1970
  - City Council approves “Glendora Library Ground Lease” and “Glendora Library Sublease”
    - Agreement with Glendora Library Authority
    - Term coincides with issuance of bonds
    - Payment is equivalent to debt service ($81,000/year)

BACKGROUND

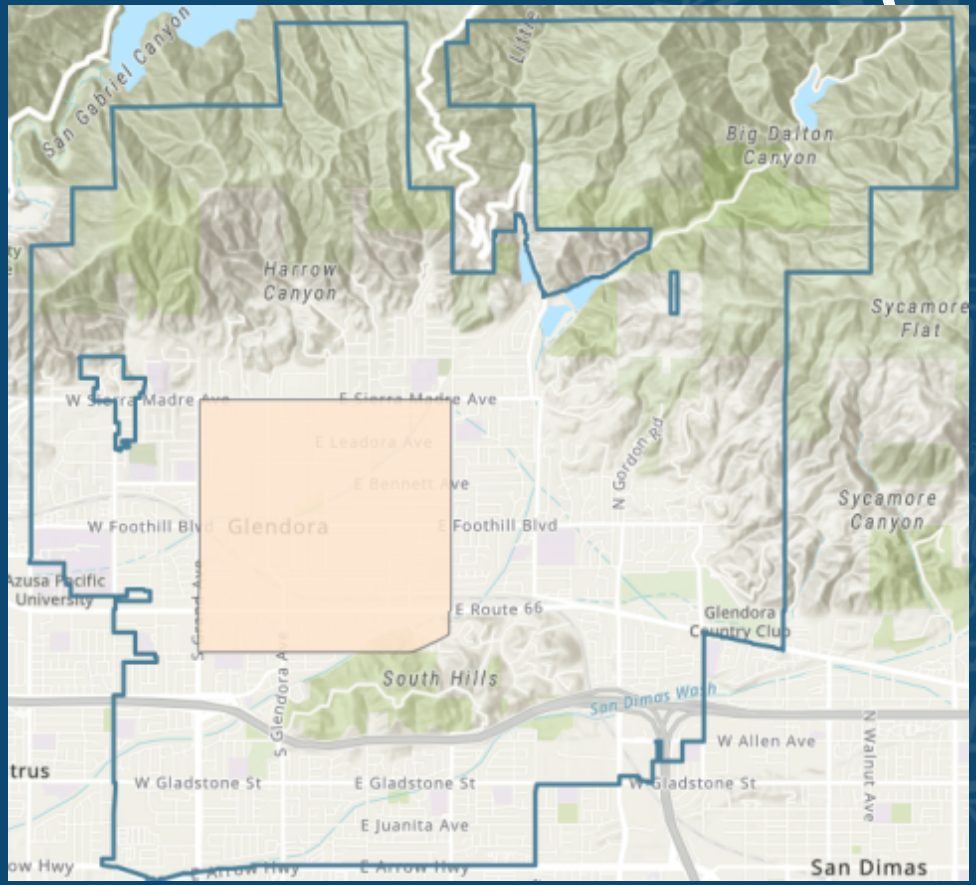
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

- November 1970
  - Groundbreaking
- February 1972
  - Grand opening and dedication of Library

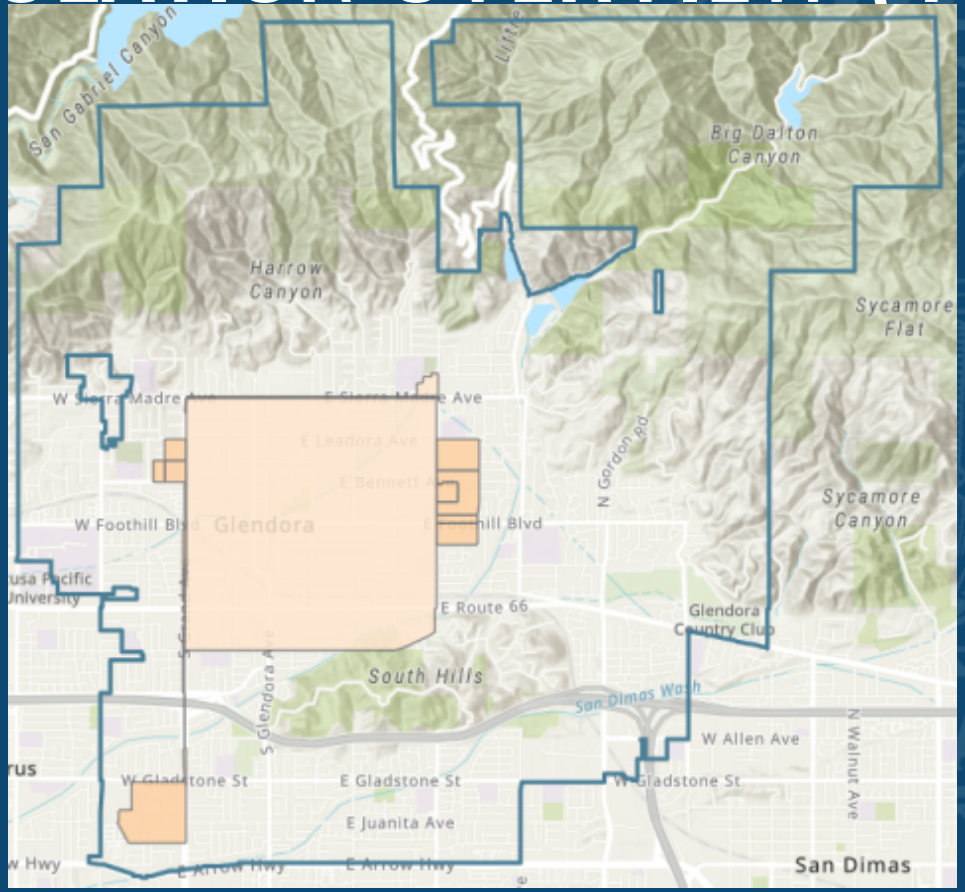
POPULATION OVERVIEW (1911)

700



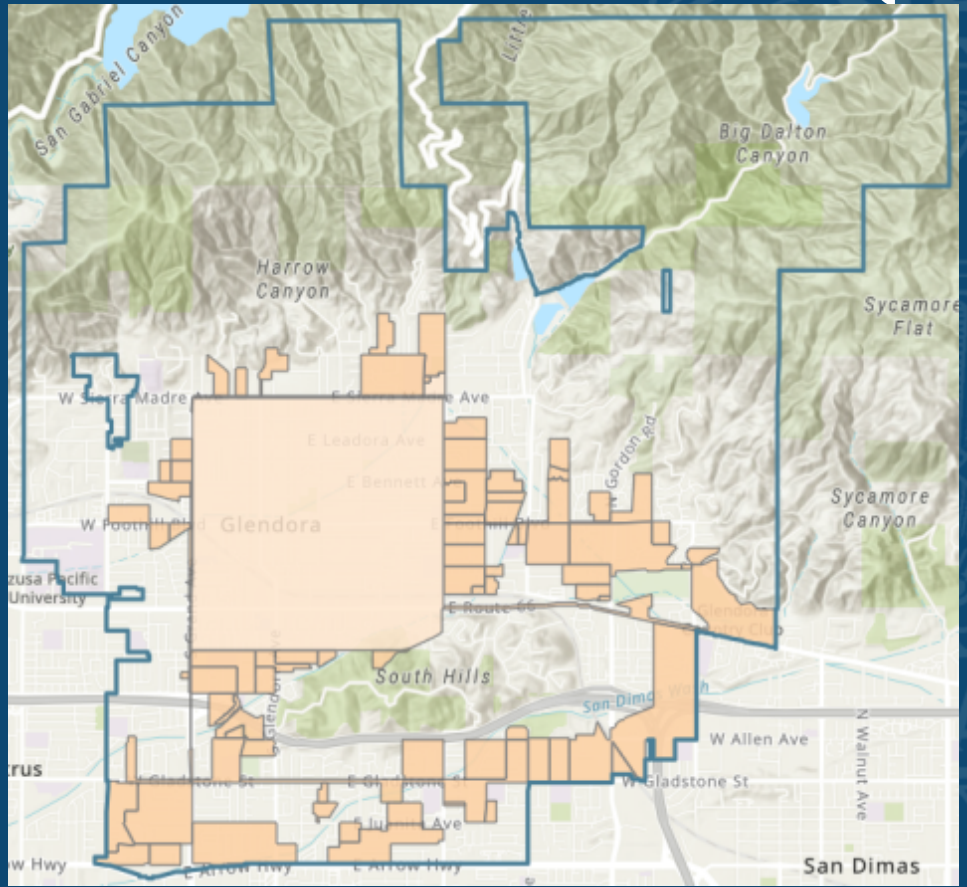
POPULATION OVERVIEW (1950)

3,988



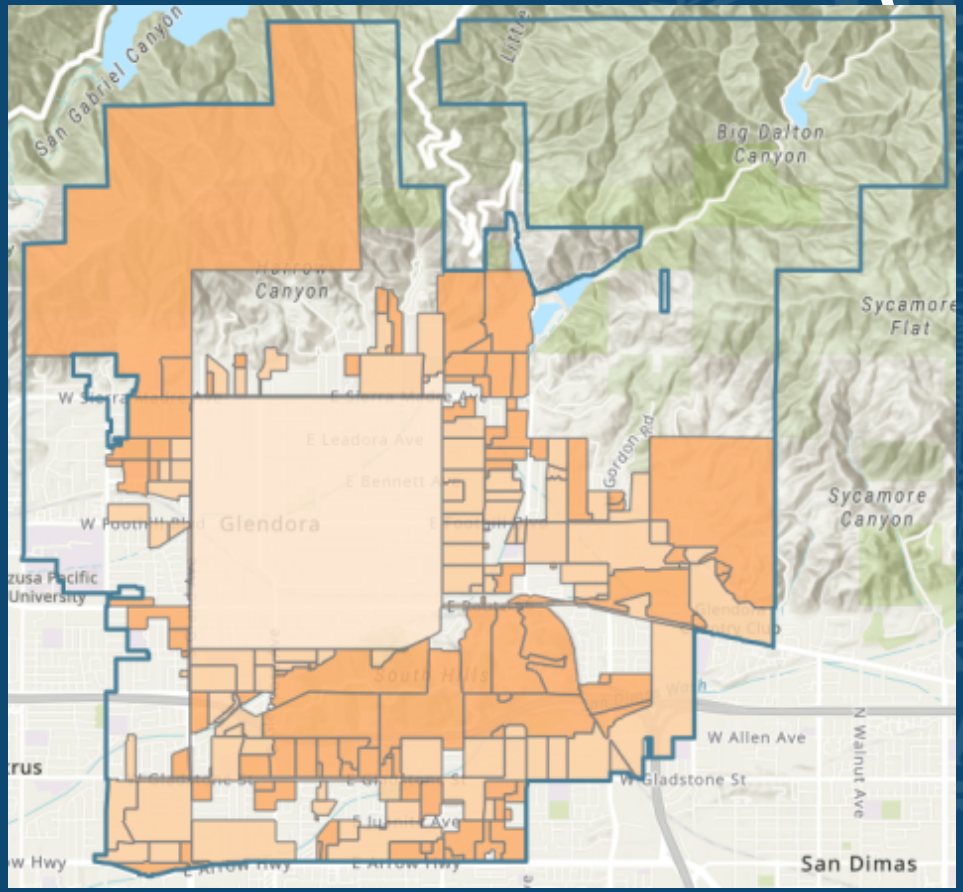
POPULATION OVERVIEW (1960)

20,752



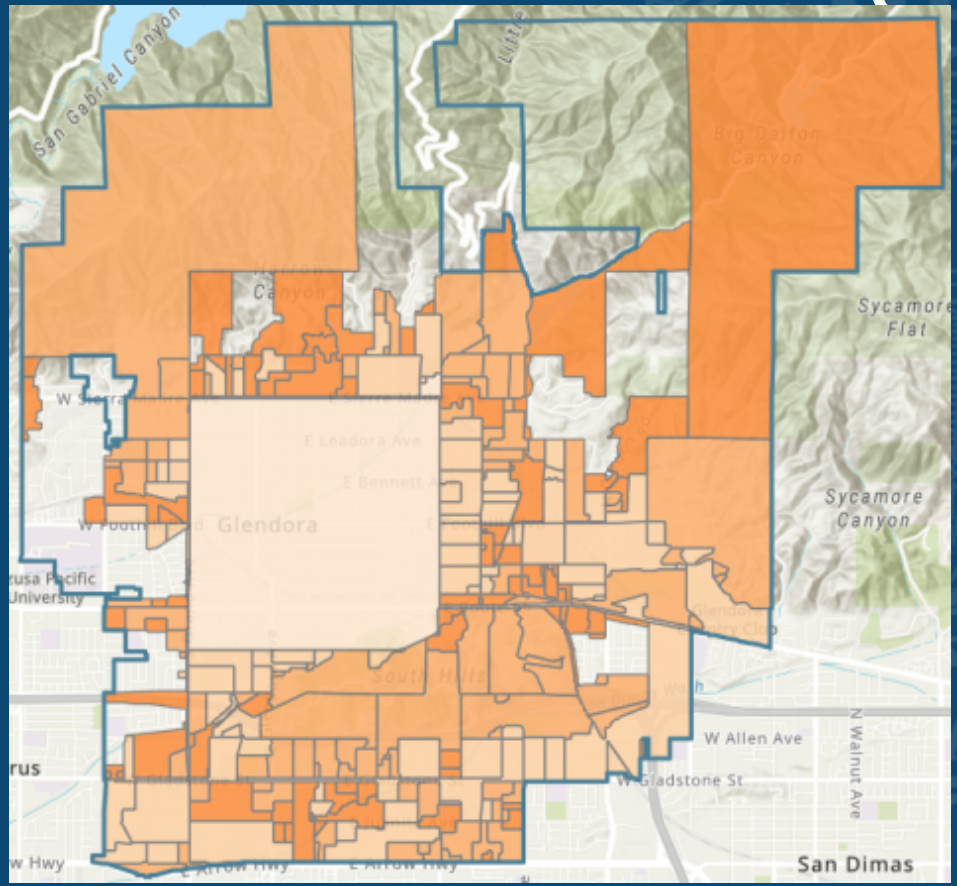
POPULATION OVERVIEW (1970)

31,380



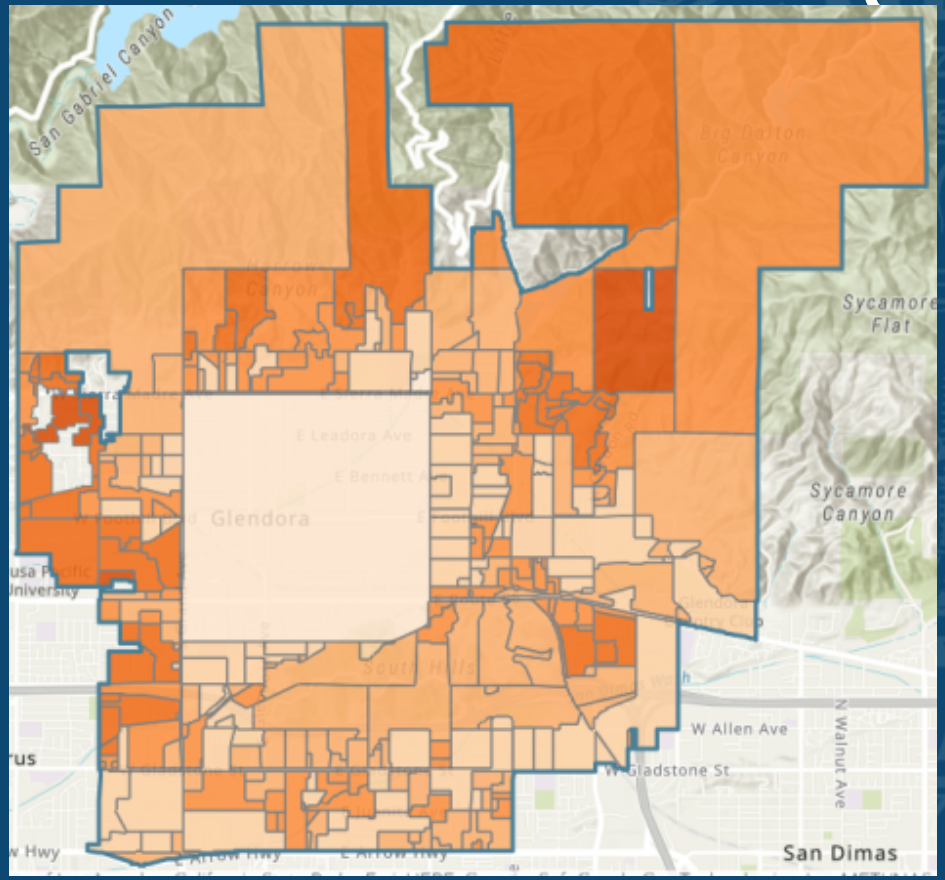
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

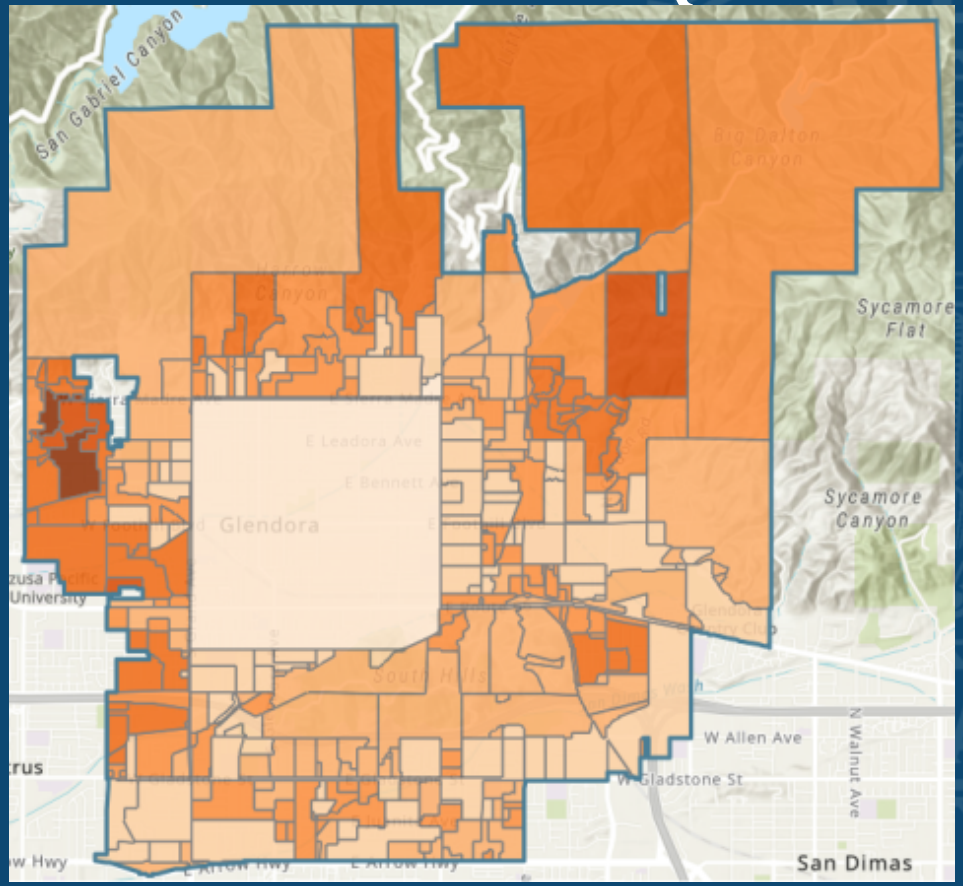


POPULATION OVERVIEW (2013-Current)

51,159

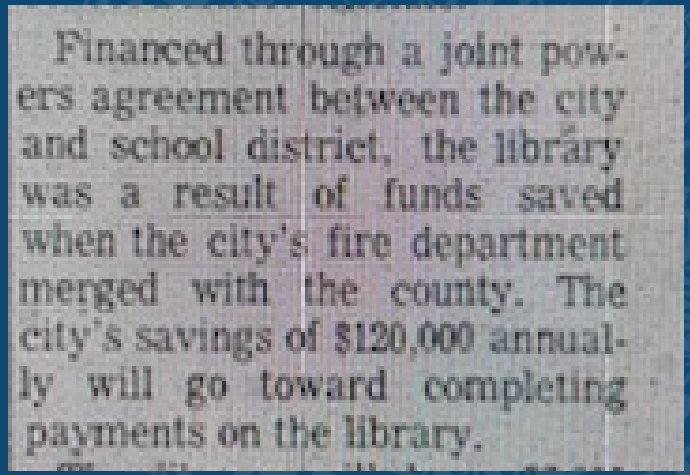
Down from 52,506 in 2020

19,502 cities in the US. Glendora ranks approximately 775th by population



BUDGET AND CITY FINANCES

- February 1969 SGV Tribune article on library bond measure funding



Financed through a joint powers agreement between the city and school district, the library was a result of funds saved when the city's fire department merged with the county. The city's savings of $120,000 annually will go toward completing payments on the library.

  - "Yes" and "No" – Homeowners didn't see decreased costs

BUDGET AND CITY FINANCES

Year	1968-69		1969-70		1970-71	
Assessed Valuation	$	53,005,573	$	54,740,000	$	60,537,235
Property Tax	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total
General	0.877%	$464,859	0.873%	$477,880	0.856%	$518,199
Library	0.170%	$ 90,109	0.170%	$ 93,058	0.170%	$102,913
Park & Recreation	0.180%	$ 95,410	0.180%	$ 98,532	0.180%	$108,967
State Retirement	0.105%	$ 55,656	0.105%	$ 57,477	0.120%	$ 72,645
Public Safety Bond	0.048%	$ 25,443	0.052%	$ 28,465	0.054%	$ 32,690
	1.380%	$731,477	1.380%	$755,412	1.380%	$835,414
Year	1968-69		1969-70		1970-71	
Personnel	$	74,735	$	80,229	$	92,372
Supplies	$	14,124	$	14,655	$	23,597
Capital	$	15,100	$	20,650	$	20,440
Library Funding	$	103,959	$	115,534	$	136,409
Fire (Contract)	0.641%		0.647%		0.650%	

BUDGET AND CITY FINANCES

Year	*1971-72*		*1972-73*		*1973-74*		*1974-75*	
Assessed Valuation	*$ 69,789,343*		*$ 72,571,599*		*$ 75,362,000*		*$ 77,400,739*	
Property Tax	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**
General	0.828%	$577,856	0.760%	$ 551,544	0.760%	$ 572,751	0.760%	$ 588,246
Library	**0.204%**	**$142,370**	**0.300%**	**$ 217,715**	**0.300%**	**$ 226,086**	**0.300%**	**$ 232,202**
Park & Recreation	0.180%	$125,621	0.650%	$ 471,715	0.150%	$ 113,043	0.150%	$ 116,101
State Retirement	0.125%	$ 87,237	0.135%	$ 97,972	0.135%	$ 101,739	0.140%	$ 108,361
Public Safety Bond	0.043%	$ 30,009	0.035%	$ 25,400	0.035%	$ 26,377	0.035%	$ 27,090
	1.380%	**$963,093**	**1.880%**	**$1,364,346**	**1.380%**	**$1,039,996**	**1.385%**	**$1,072,000**
Year	1971-72		1972-73		1973-74		1974-75	
Personnel	*$*	*107,643*	*$*	*115,928*	*$*	*122,572*	*$*	*136,863*
Supplies	*$*	*35,495*	*$*	*25,750*	*$*	*29,392*	*$*	*32,967*
Capital	*$*	*23,954*	*$*	*110,304*	*$*	*112,028*	*$*	*133,350*
Library Funding	**$**	**167,092**	**$**	**251,982**	**$**	**263,992**	**$**	**303,180**
Fire (Contract)	***0.745%***		***0.740%***		***0.750%***		***0.750%***	

Subject: Recommended budget for the 1972-73 fiscal year

Cities all over the nation and especially in California are facing the greatest revenue-expenditure gap in history. All but about 10 million of America's 200 plus million people now live in urban areas and demand ever more costly urban services. Yet cities are expected and required to operate using antiquated and inadequate revenue producing sources. Nation wide, according to the National Leggue of Cities, city services cost about $12 billion more than they cost five years ago. Most of these increased costs are not controllable--like cost-of-living pay increases.

In Glendora, for example, police costs in 1967-68 were $424,736 excluding fringe benefits. The proposed budget recommends that $739,048 (based on 1971-72 salary rates) be spent for police services, an increase in five years of $314,312, or 74%. Yet property taxes to the City increased only $306,065, or 45% in the same period ($676,720 to an estimated $982,785).

What is needed, in my judgment, is a reordering of national and state priorities and a resturcturing of the revenue sources to provide adequate financial support for cities so that the 95 of every hundred Americans--city dwellers--can have the quality of life they want, deserve, and really are already paying for but in many cases not getting.

Fortunately the problem in Glendora, though critical, has not reached the conditions now existing in many cities. The quality of life in Glendora is high yet the level of City property taxes is low compared to our neighboring cities. Only Rosemead, Arcadia and El Monte of the 14 cities in our area have lower city tax rates than Glendora.

Comparison of 1971-72 Tax Rates -
Selected San Gabriel Valley Cities

Claremont	2.33	1.39
San Dimas	1.99	
Monrovia	1.92	
South Pasadena	1.86	
Monterey Park	1.73	
West Covina	1.72	
Alhambra	1.60	
Covina	1.49	
Azusa	1.45	
Glendora	1.38	
Duarte (est.)	1.38	
Arcadia	1.25	
Rosemead	1.14	
El Monte	1.10	

(Average: $1.56, or 13% higher than Glendora)

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 9 was on the ballot as an initiated constitutional amendment in California on November 5, 1968. It was **defeated**.

A **"yes"** vote supported decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

A **"no"** vote opposed decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

RESOLUTION NO. 68-072

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDORA OPPOSING THE CALIFORNIA INITIATIVE AMENDMENT ON PROPERTY TAX LIMITATION ("WATSON AMENDMENT")

Election results

California Proposition 9		
Result	Votes	Percentage
Yes	2,146,010	31.95%
✖ **No**	**4,570,097**	**68.05%**

WHEREAS, it is the opinion of the Glendora City Council that the proposed amendment is an irresponsible approach to the problem of tax reform because, in part, it misleads the public into believing there will be a tax decrease when, in fact, a massive tax shift requiring a significant State tax increase will result; the State income tax would have to be tripled and the State sales tax quadrupled to cover the revenue deficit created by this measure; the bonding capacity of the City of Glendora would be limited so that no further bonds can be issued to finance future city construction on a pay as you go basis; and

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 13 was on the ballot as an initiated constitutional amendment in California on June 6, 1978. It was **approved**.

A **"yes"** vote supported this constitutional amendment to:

* require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less.

* upon the transfer of properties, allow them to be reassessed at one percent of their sale price and reset the limit on annual increases of assessed value.

* prohibit the state legislature from enacting new taxes on the value or sale of properties.

* require a two-thirds vote of the state legislature to increase non-property taxes.

* require local governments to refer special taxes to the ballot and require a two-thirds vote of electors.

* make the state government responsible for distributing property tax revenue among local governments.

A **"no"** vote opposed this constitutional amendment to require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less, and make other changes to tax-related provisions of the California Constitution.

Election results

California Proposition 13

Result	Votes	Percentage
✔ **Yes**	**4,280,689**	64.79%
No	2,326,167	35.21%

CURRENT LIBRARY BUILDING

Structural Analysis

- Ongoing building-related issues
  - Structural deficiencies & water intrusion

CURRENT LIBRARY BUILDING

- 2021: Preliminary structural assessment completed by JMDiaz, Inc.
  - Visible cracking in beam system noted
- 2023: Myers Houghton and Partners, Inc. (MHP) contracted to perform in-depth structural analysis
  - Initial visioning activities
  - Conceptual design for second story addition

CURRENT LIBRARY BUILDING

- MHP structural analysis – Findings
  - Other than wall anchorage upgrades, seismic strengthening not warranted
  - Minor-to-moderate cracking throughout the library's main roof structure
  - Plaza waterproofing membrane may be compromised
  - Live load and soil bearing pressure concerns with some girders and pad footings

CURRENT LIBRARY BUILDING

- MHP structural analysis – Recommendations
  - Significant retrofitting/repairs needed
  - Bidwell Plaza
    - passive use okay
    - currently not being used for public assembly events of over 500 people with equipment
  - Waterproofing consultant should be retained

NEXT 35 - 50 YEARS

Programmatic visioning

- Part of MHP's second phase:
  - evaluation of the feasibility of vertical expansion of the building
  - working with Library stakeholders to identify the intended use of the expanded space

NEXT 35 - 50 YEARS

Programmatic visioning

- architectural consultant
- seven workshops
- MHP, Library, Board of Library Trustees, GPL Friends Foundation, City Manager' s office, and Public Works Department

NEXT 35 - 50 YEARS

Programmatic visioning

- Initial inputs
  - Library's current strategic framework
  - Projected population and per-capita square footage allocation
    - Expected 45,000 to 52,500 gross square feet
    - Currently about 30,000 square feet
  - Environmental scan

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future
  - Customer-Driven Workspaces
  - Public Assembly Spaces
  - Library-Mediated Public Workspace
  - Fulfillment Center Services
  - Small Private / Semi-Private Spaces
  - Physical Content Showroom

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future, continued
  - Leisure Spaces – Relaxation
  - Library Services
  - Additional Library Services and Capacity Including: Preservation/Archival storage, Public Access Technologies, Food Service, Event Catering
  - Flexible Future Space: Uncharted Possibilities
  - Infrastructure

NEXT 35 - 50 YEARS

From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS

Edmonton Public Library_Milner-branch, Alberta

From: Pfeiffer, a Perkins Eastman Studio. City of Glendora Library Structural Analysis - Phase 2

NEXT 35 - 50 YEARS

From: EPL and Innovate Edmonton Announce Partnership – Edmonton Unlimited (Google image search result)

NEXT 35 - 50 YEARS

From: New chapter for Edmonton Public Library - REMI Network

NEXT 35 - 50 YEARS

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NEXT 35 - 50 YEARS

From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS

Programmatic visioning

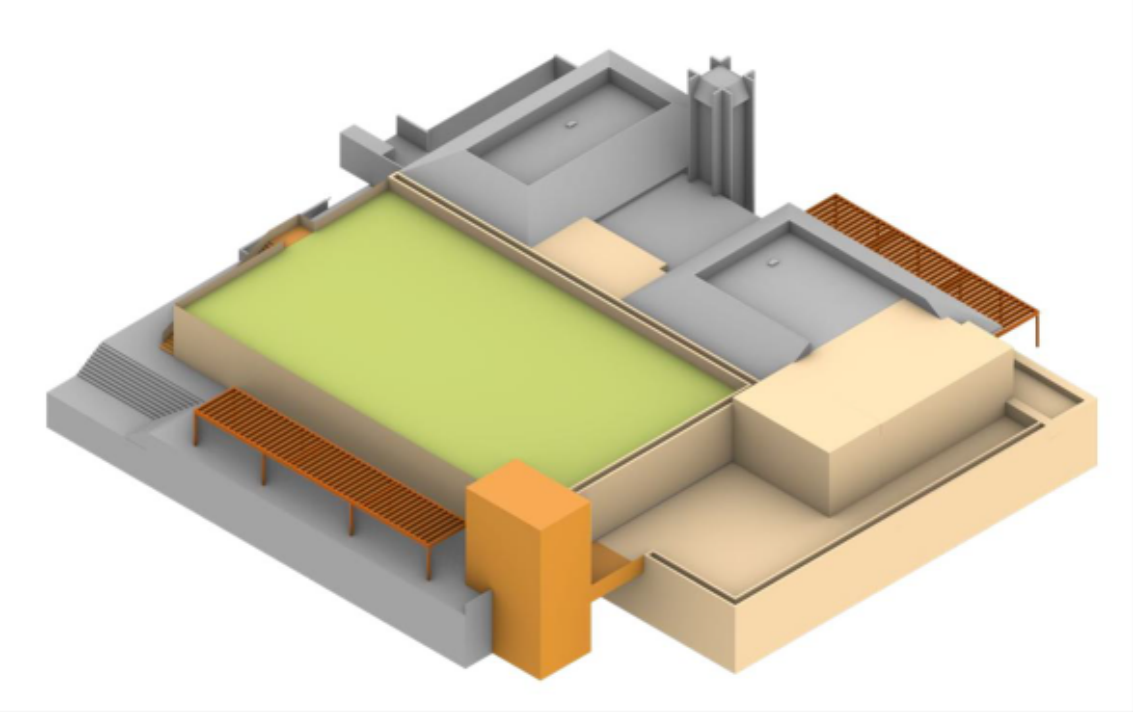
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation pose challenges
  - water leaks have been a persistent issue since the library' s opening
  - lighting systems are outdated and require an upgrade
  - Library staff workplace is small, overcrowded, and lacks natural daylight
  - clear shortage of storage space

NEXT 35 - 50 YEARS

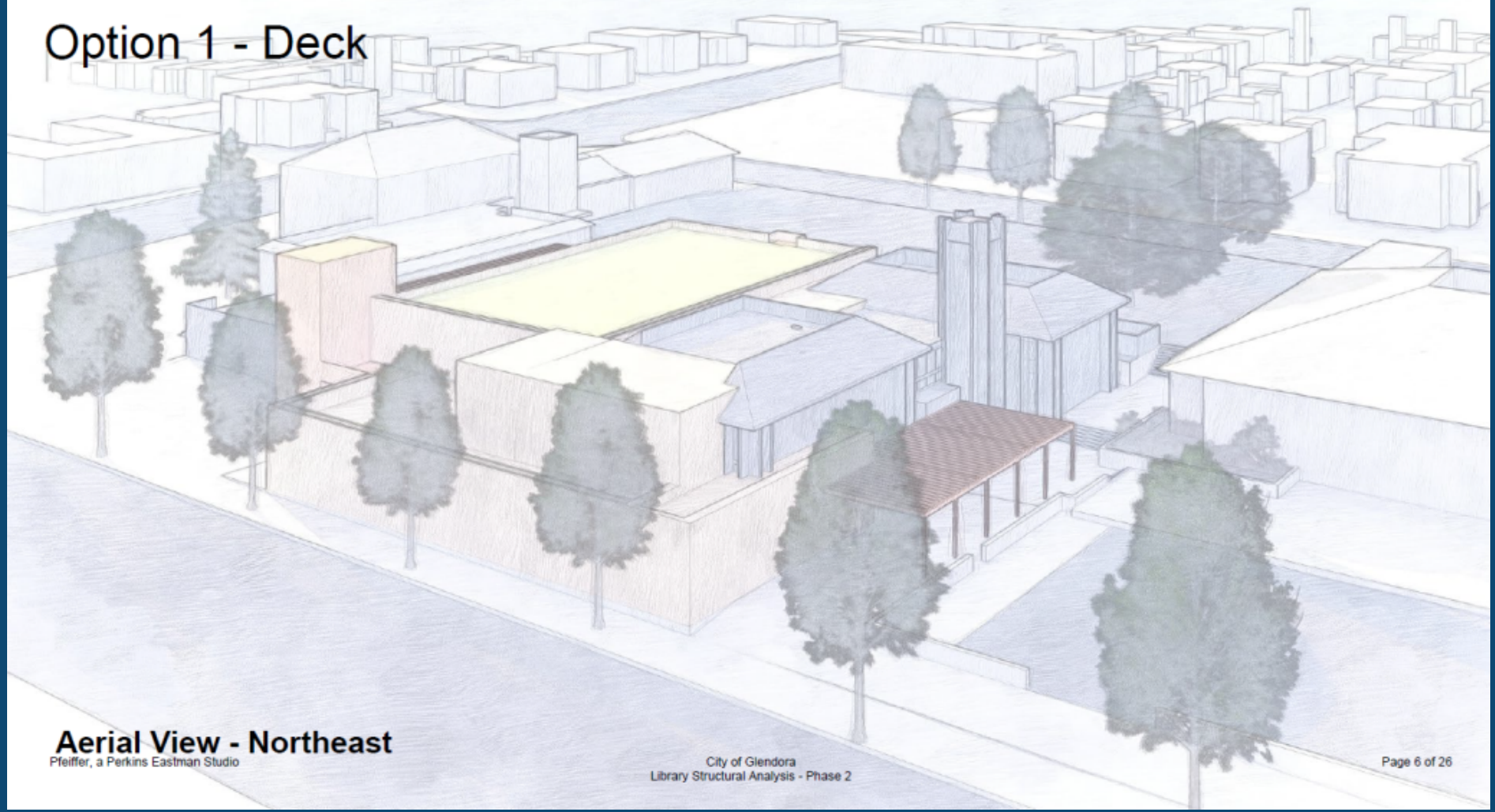
Programmatic visioning

- "The Deck" Concept
  - second story over the existing Plaza deck
  - 2-story addition on the Glendora Avenue side
  - $20.6M

NEXT 35 - 50 YEARS



Option 1 - Deck



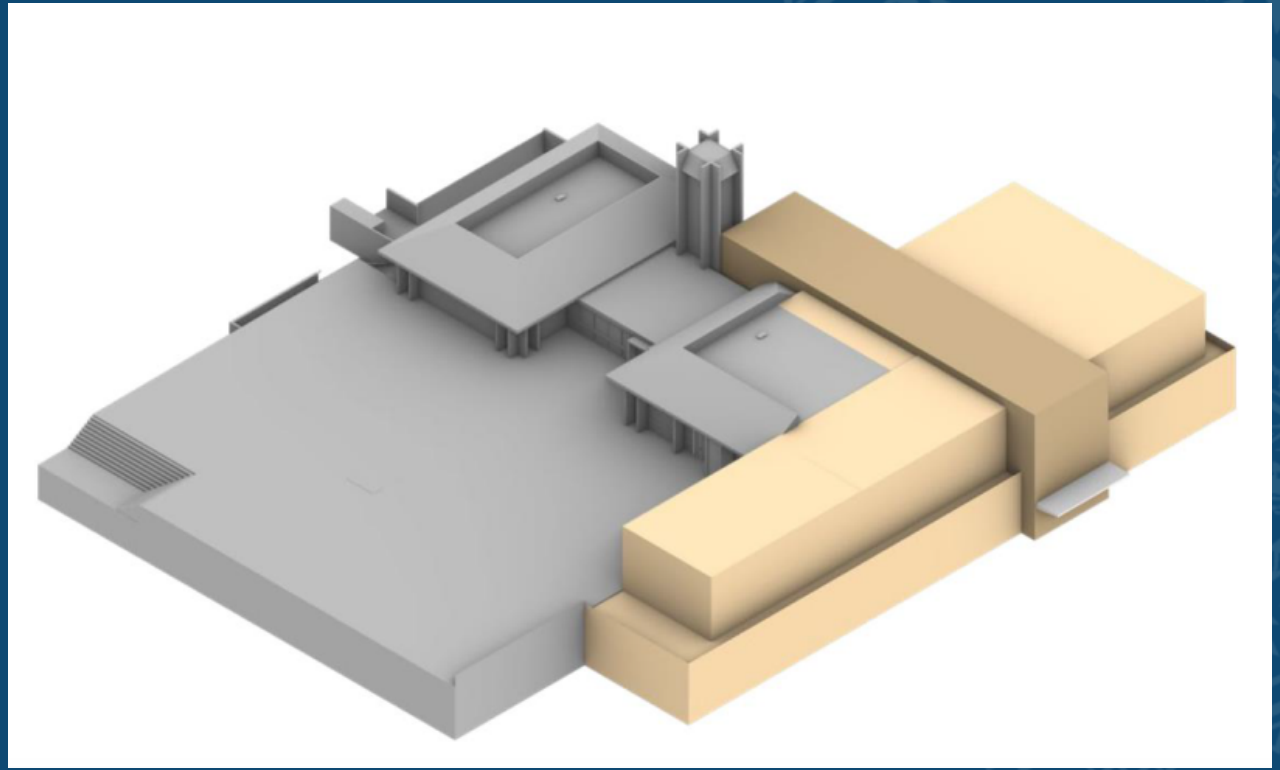
Aerial View - Northeast
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

Programmatic visioning

- "The Paseo" Concept
  - Block A extends the library building towards Glendora Avenue
  - Block C is situated to the south and occupies a small portion of the existing library building and Police Station parking lot
  - The Paseo (Block B), is an architectural atrium-like space that captures abundant natural light during the day
  - $23.0M*

NEXT 35 - 50 YEARS



Option 2 - Paseo

Aerial View - Northeast

Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

- Structural
- Infrastructure improvements
- Remodeling
- Modernization

NEXT 35 - 50 YEARS

Project Type	*Estimated Total Cost Range*
Current facility MEP renovation	$1.3M - $1.95M
Basic structural repairs of existing building (gravity load repairs to strength beams and repair cracks)	$2.9M - $4.35M
Weatherproofing Bidwell Plaza (topping slab & membrane replacement)	$900K - $1.35M
Combined basic critical maintenance repairs w/no other significant improvements	$5.1M – $7.65M
Known critical maintenance items & 2nd story expansion, but minimal other modernization or upgrades of existing facility.	$16.4M – $24.6M
Known critical maintenance items & comprehensive modernization and upgrades of existing facility, but no expansion.	$18.6M – $27.9M
Known critical maintenance items, comprehensive modernization and upgrades of existing facility, & expansion of 2nd story.	$29.9M – $44.9M
New Building or Replacement/Reconstruction	$35.8M - $71.6M+

POLITICAL & FISCAL ENVIRONMENT

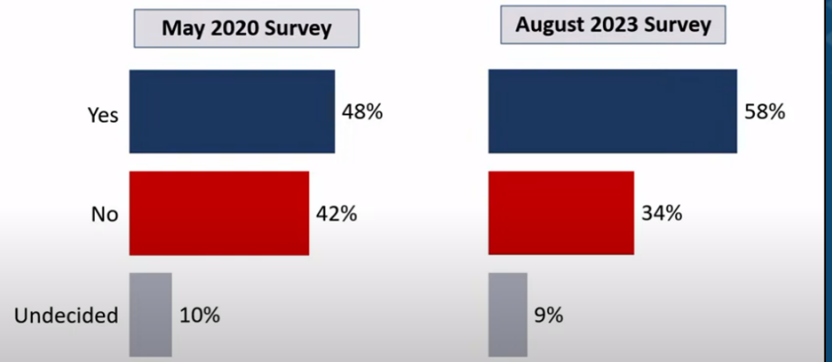
Grant funding

- Building Forward Round Two
  - "not selected for funding at this time"
  - "wasn’t among the facilities with the highest poverty levels, as determined by the California Poverty Measure"

POLITICAL & FISCAL ENVIRONMENT

Glendora Unified School District – October 23, 2023

Nearly six-in-ten voters support a potential measure to provide funds for classroom repairs, upgrades and safety improvements for GUSD – up 10 points from May 2020.



FM3 Q. How would you vote on this measure: would you vote yes in favor of the measure or no to oppose it? **($140 million bond measure)**

Conclusions and Next Steps

- A $140 million bond measure for GUSD is worthy of future planning and consideration.
- Next steps include:
  - Now – June 2024: Develop and implement plan to communicate with voters to educate about the District's needs and goals
  - March – June 2024: Finalize project list, tax rate statement and resolution for balloting materials
  - May 2024: Follow-up survey to get up-to-date information on community attitudes before placement
  - June 2024: Board decision on bond measure placement (*Deadline is August 8, 2024)*
  - August 2024 – November 5, 2024: District provides information about the contents of the measure; outside campaign

FM3 RESEARCH

POLITICAL & FISCAL ENVIRONMENT

Funding options and watch-list items

- Citizen-initiated
- City-initiated
- Approval requirements
- Other considerations

POLITICAL & FISCAL ENVIRONMENT

- Citizen-initiated funding
  - legal precedent for this:
    - group of citizens proposing
    - special property tax
    - by initiative
  - majority vote
  - would take about a year (signature gathering period is six months)
  - Watch list: Taxpayer Protection and Government Accountability Act ("Taxpayer Act")

POLITICAL & FISCAL ENVIRONMENT

- City-initiated funding
  - could be at a special or general election
  - approval requirements follow
  - watch list: ACA 1 (Constitutional Amendment)

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "general" taxes (revenues used for unrestricted purposes)	If consolidated with a regularly scheduled election of members of the legislative body: • 2/3 for transactions & use taxes • Other taxes: 2/3 for general law cities; majority for charter cities. If not consolidated, unanimous declaration of "emergency" required.	Majority

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "special" taxes (revenues used for specific purposes)	Majority (2/3 for transactions & use taxes)	2/3
All school or special district taxes	Majority	2/3
General obligation bonds	Majority	2/3[b]
Other debt	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
Property assessments	Majority	Majority of affected property owners. Votes weighted by assessment liability
Property—related fees	Majority	2/3 of voters or majority of affected property owners[c]
Fees—all other	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

- Other funding
  - Joint Powers Authority (JPA) (e.g., with a school district)
    - unlikely that a library would fit within the definition
  - Private/public partnership
    - Burbank exploring, to supplement State grant funds
  - Adding value
    - Smaller naming-rights sponsorships/donations for building features

POLITICAL & FISCAL ENVIRONMENT

Potential timelines

- Survey
  - ~50 days
- Citizen-proposed
  - Recommended if Nov. 2024 election: Notice of Intention by Dec. 22, 2023
- City-proposed
  - For Nov. 2024 election: Last day for City Council to call election and transmit resolution is Aug. 9, 2024

RECOMMENDATIONS

That the City Council:

1. Discuss and provide direction to staff as needed regarding:
    a. Scope of Council's recommended project(s) related to Library building;
    b. Scope of Council's recommended associated project(s) at other facilities specified by Council;
    c. Production of any related architectural concept drawings as desired;
    d. Position on funding options for recommended project(s);
    e. Public polling data as needed; AND,
2. In support of directed activities, specify any needed parameters authorizing:
    a. City Manager, or his designee, to execute Professional Services Agreements; and,
    b. Finance Director to appropriate necessary funds.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

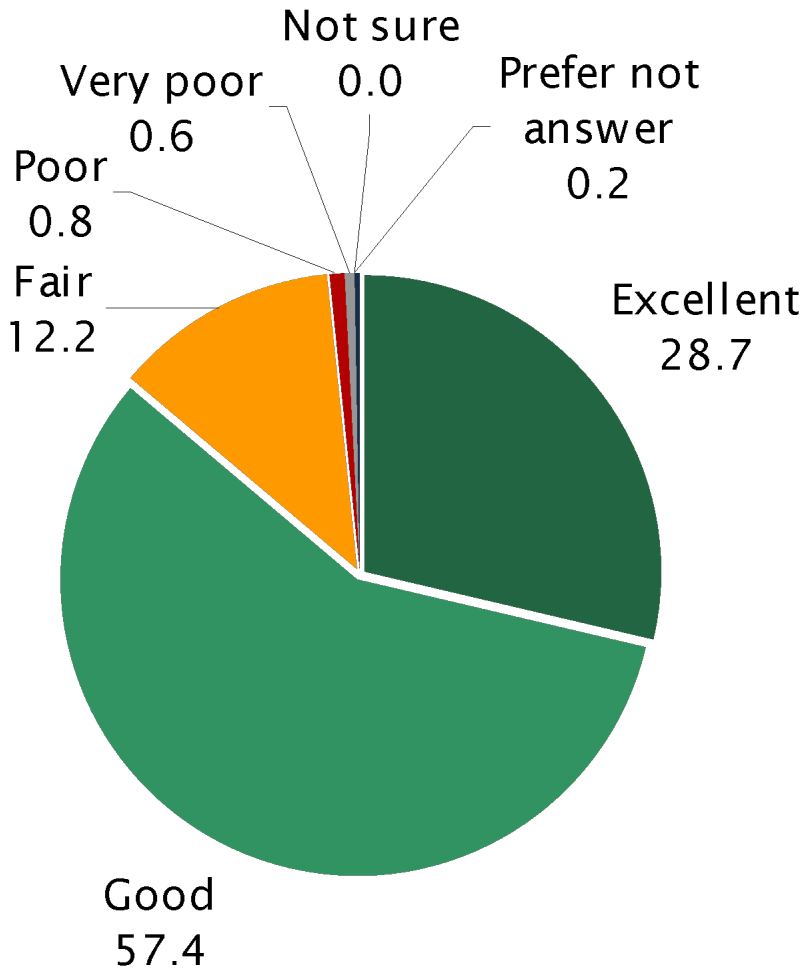
PURPOSE OF STUDY

- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach

METHODOLOGY OF STUDY

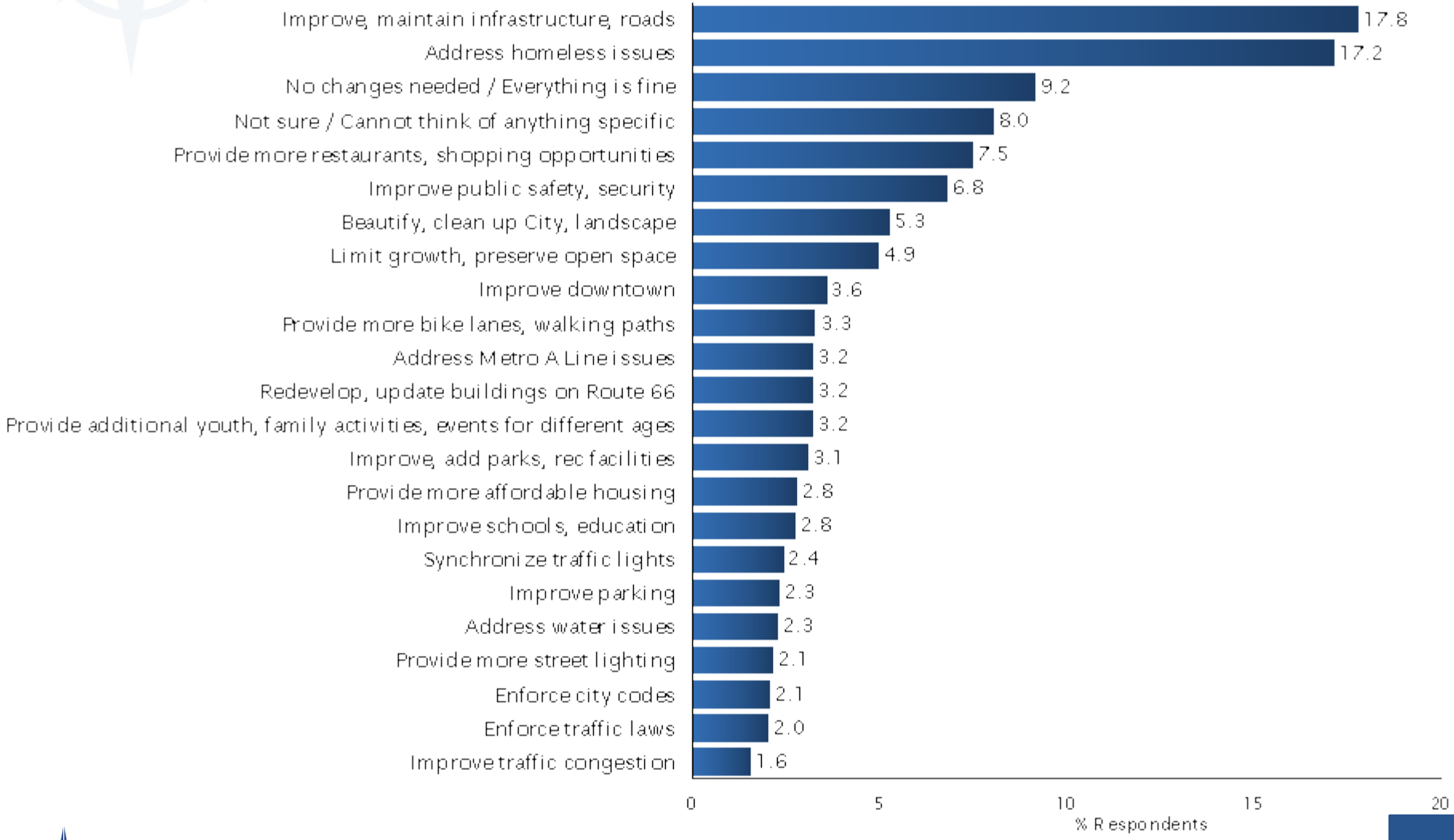
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, text, and telephone calls
  - PINs to restrict access and ensure one complete per respondent
- **How were voters able to share their opinions?**
  - Secure, PIN-protected website that scales to the device
  - Telephone (land line or mobile)
- **What was the sample size?**
  - 600 completed interviews – split sample
  - Overall margin of error of ± 4% @ 95% level of confidence

QUALITY OF LIFE



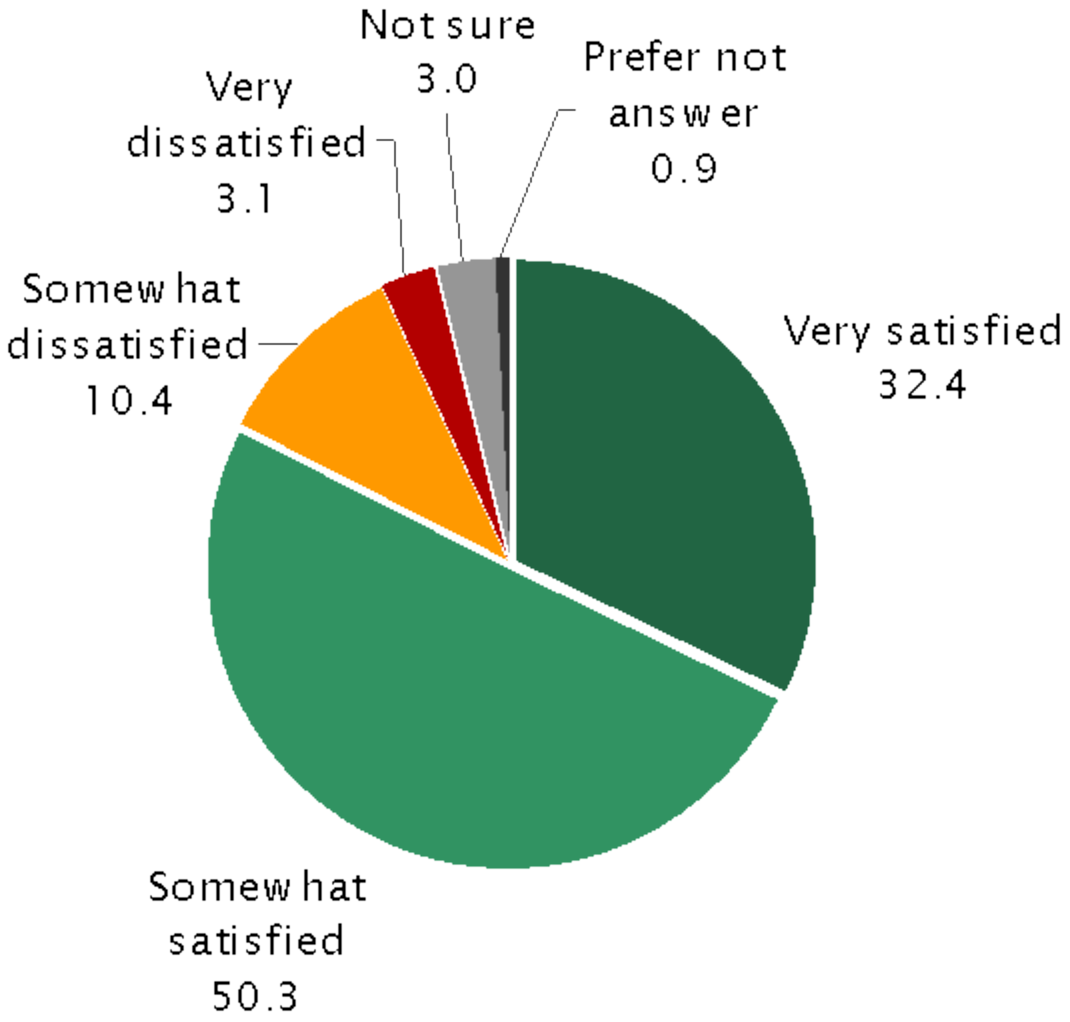
TRUENORTH RESEARCH

CHANGES TO IMPROVE CITY



TRUENORTH RESEARCH

OVERALL SATISFACTION



TRUENORTH RESEARCH

INITIAL BALLOT TEST: FACILITIES

In order to:

- Repair, expand, and upgrade aging community facilities including the Glendora Library, Senior Center, Teen Center, City Hall, and Recreation, Police and Public Works facilities
- Fix faulty roofs, plumbing, electrical, and ventilation
- And improve safety and access for seniors/disabled residents

Shall the City of Glendora's measure authorizing $150 million in bonds at legal rates be adopted, levying 48 dollars per 100 thousand dollars assessed value (9 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

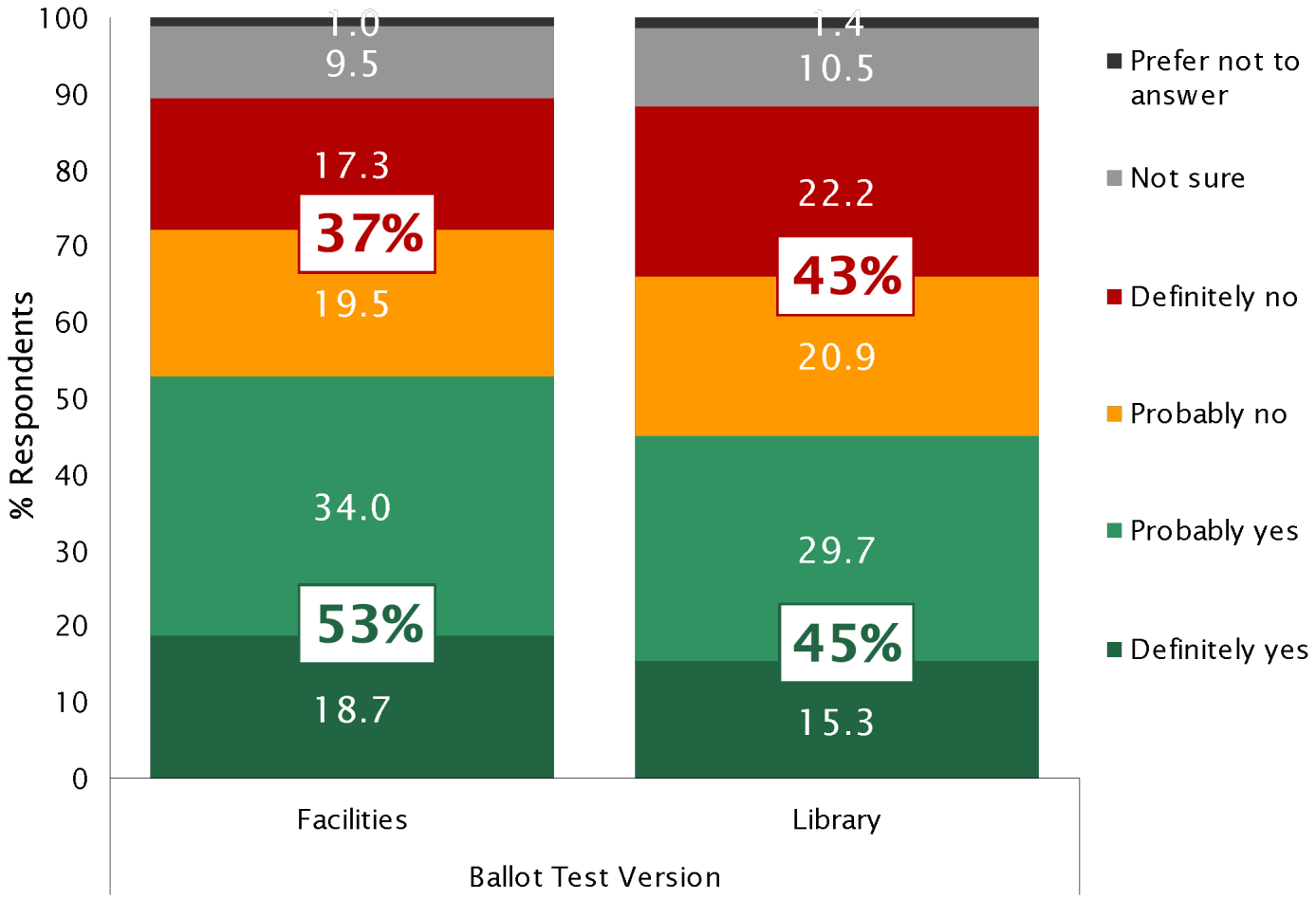
INITIAL BALLOT TEST: LIBRARY

In order to:

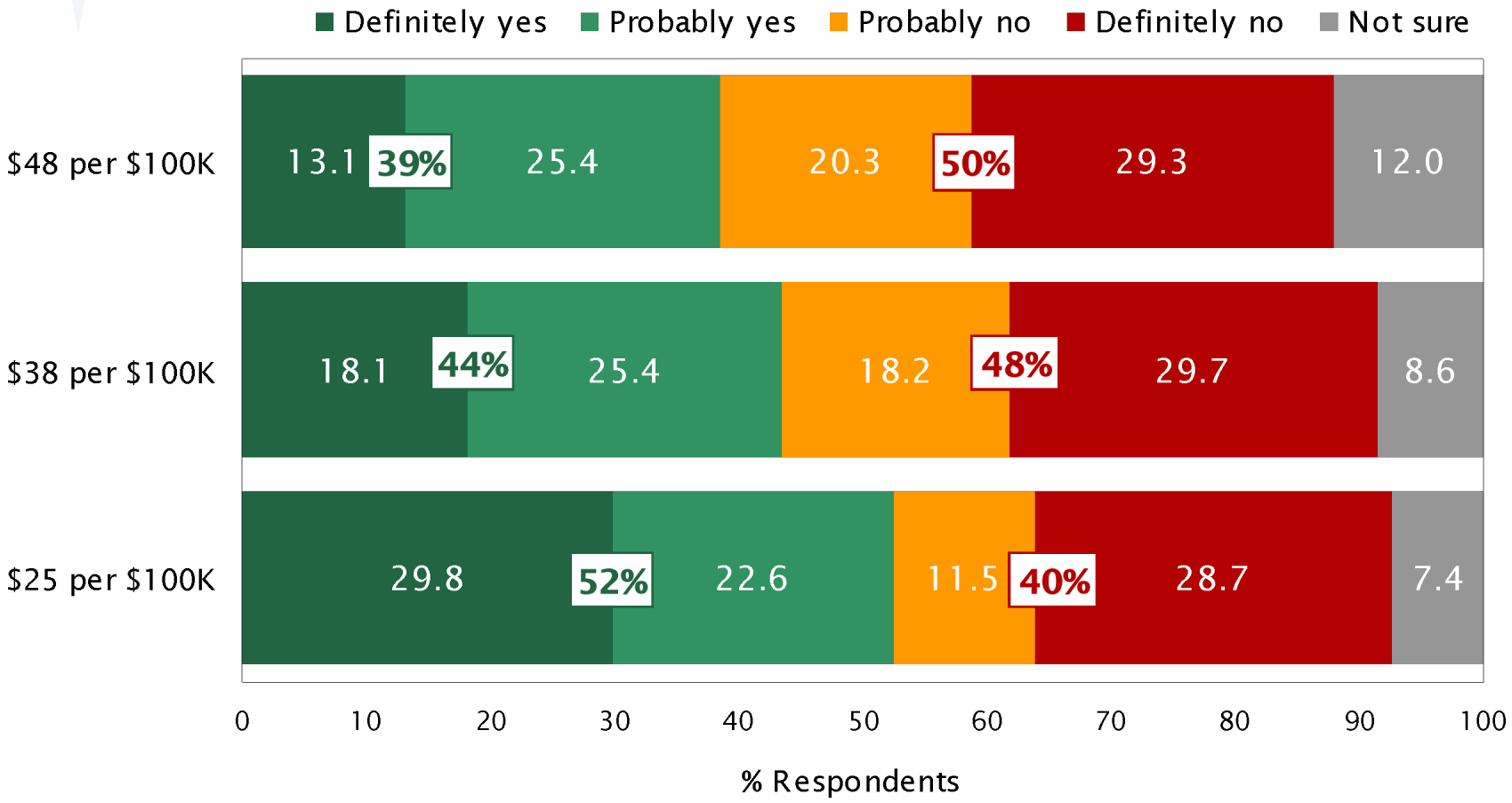
- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And improve access for seniors/disabled

Shall the City of Glendora's measure authorizing $70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

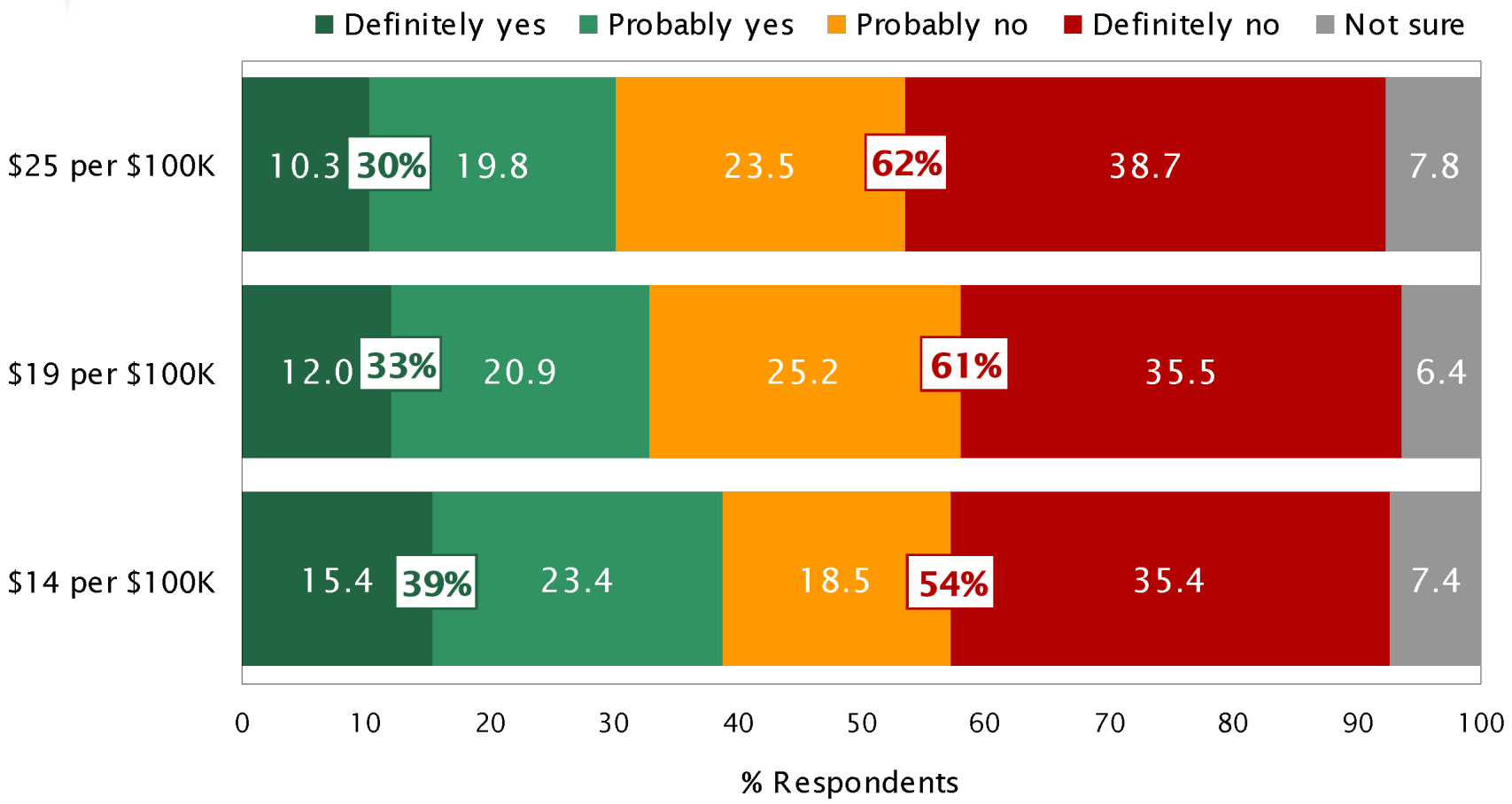
INITIAL BALLOT TEST



TAX THRESHOLD: FACILITIES

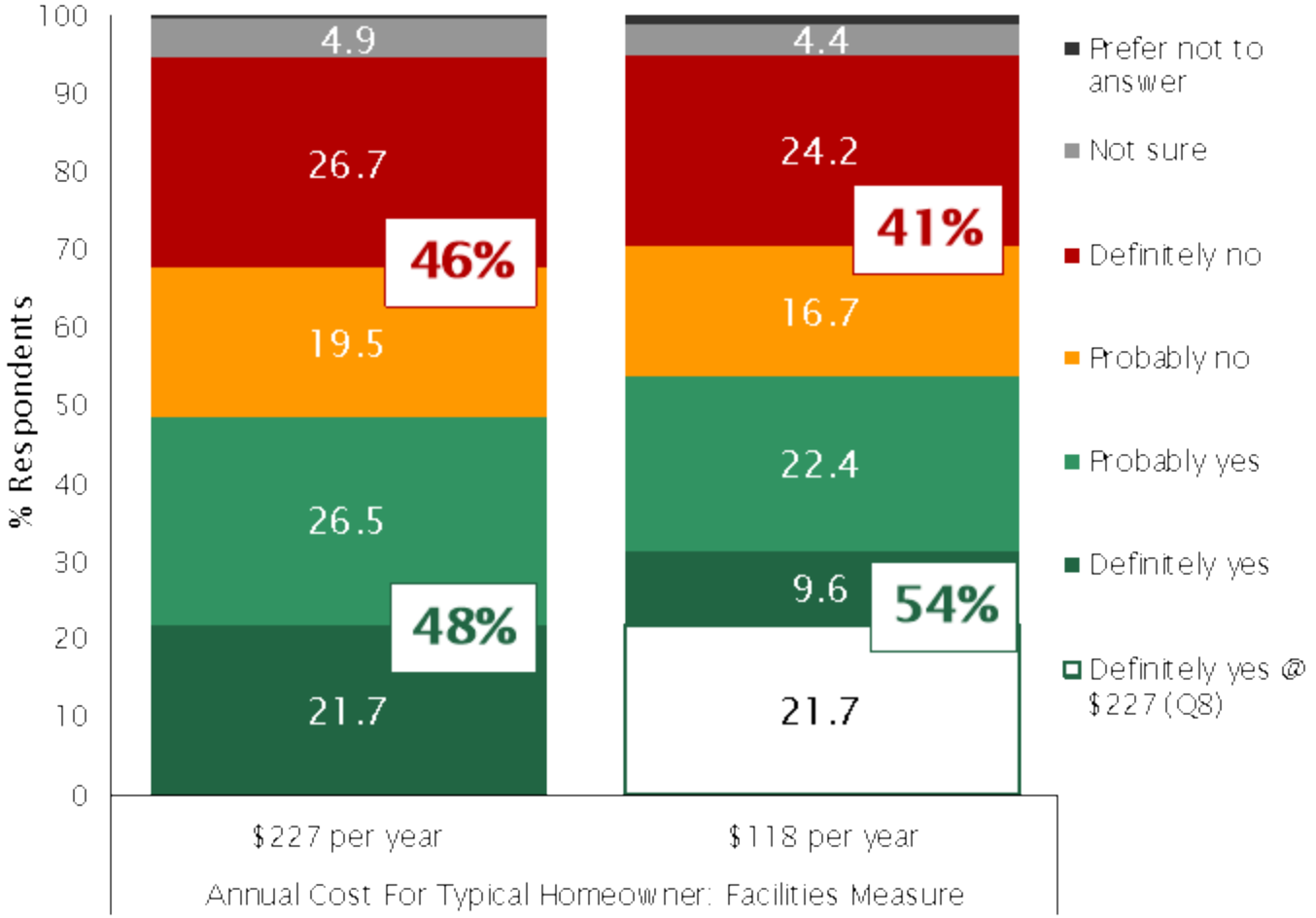


TAX THRESHOLD: LIBRARY

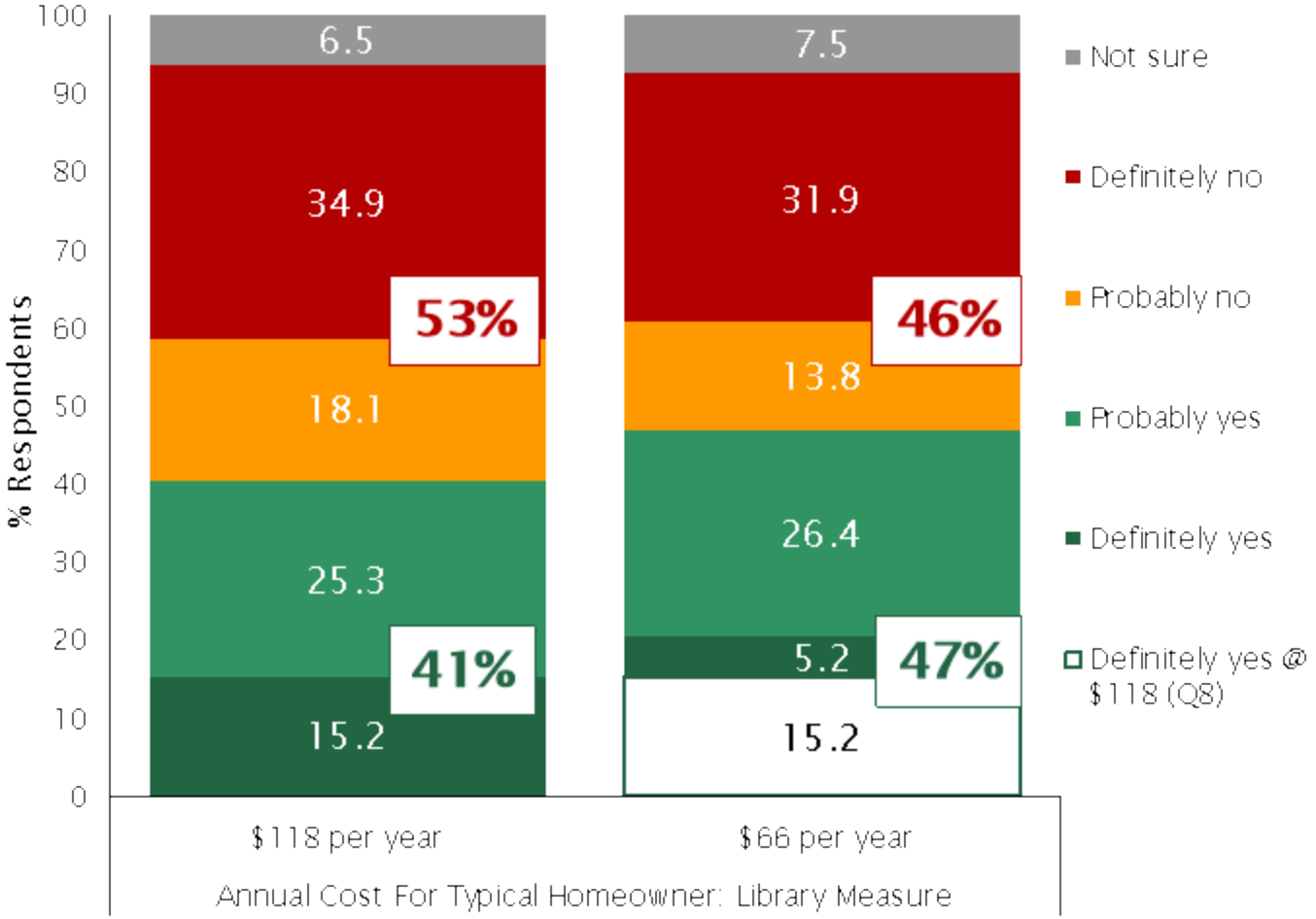


TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: FACILITIES

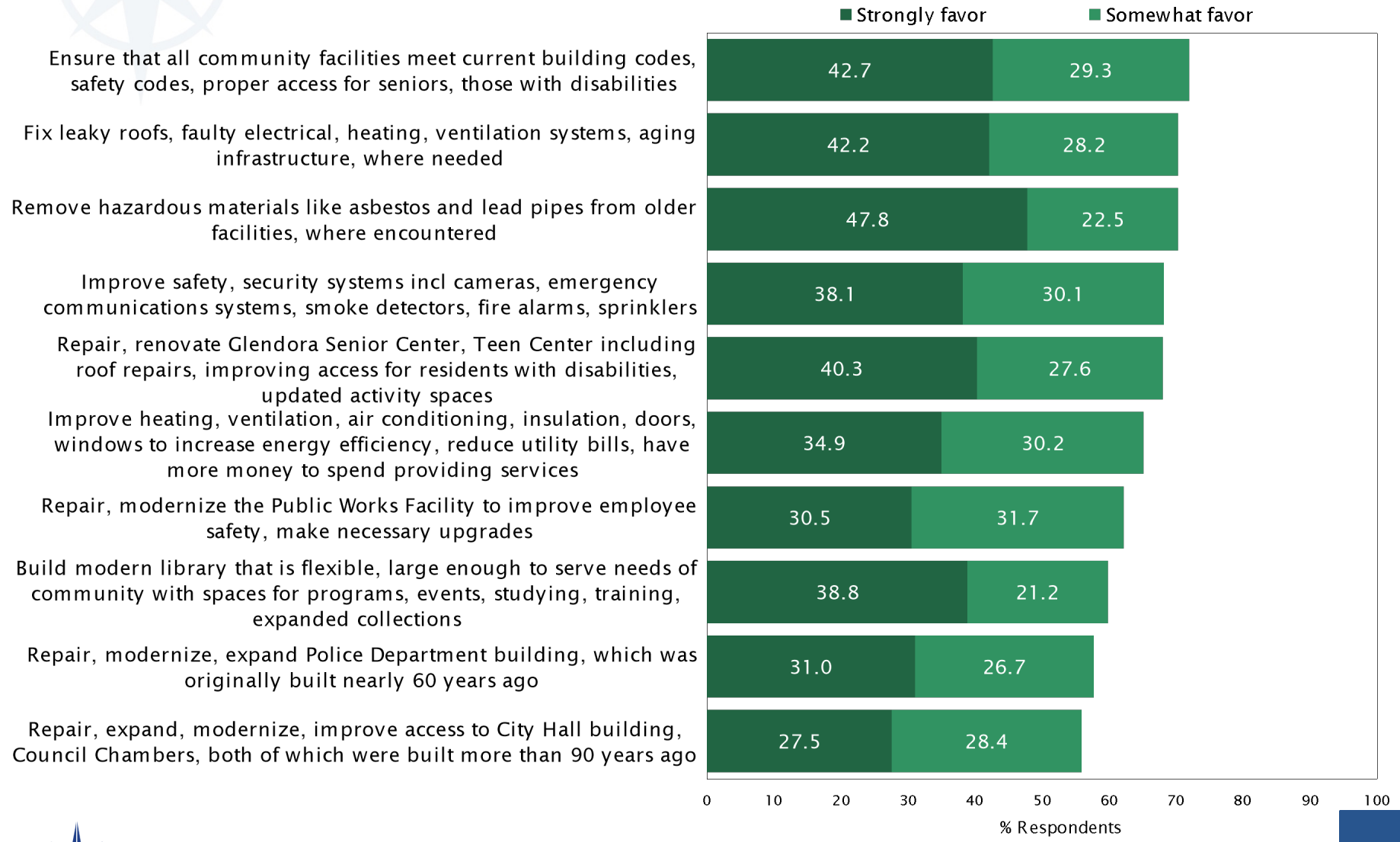


ANNUAL COST FOR HOMEOWNER: LIBRARY



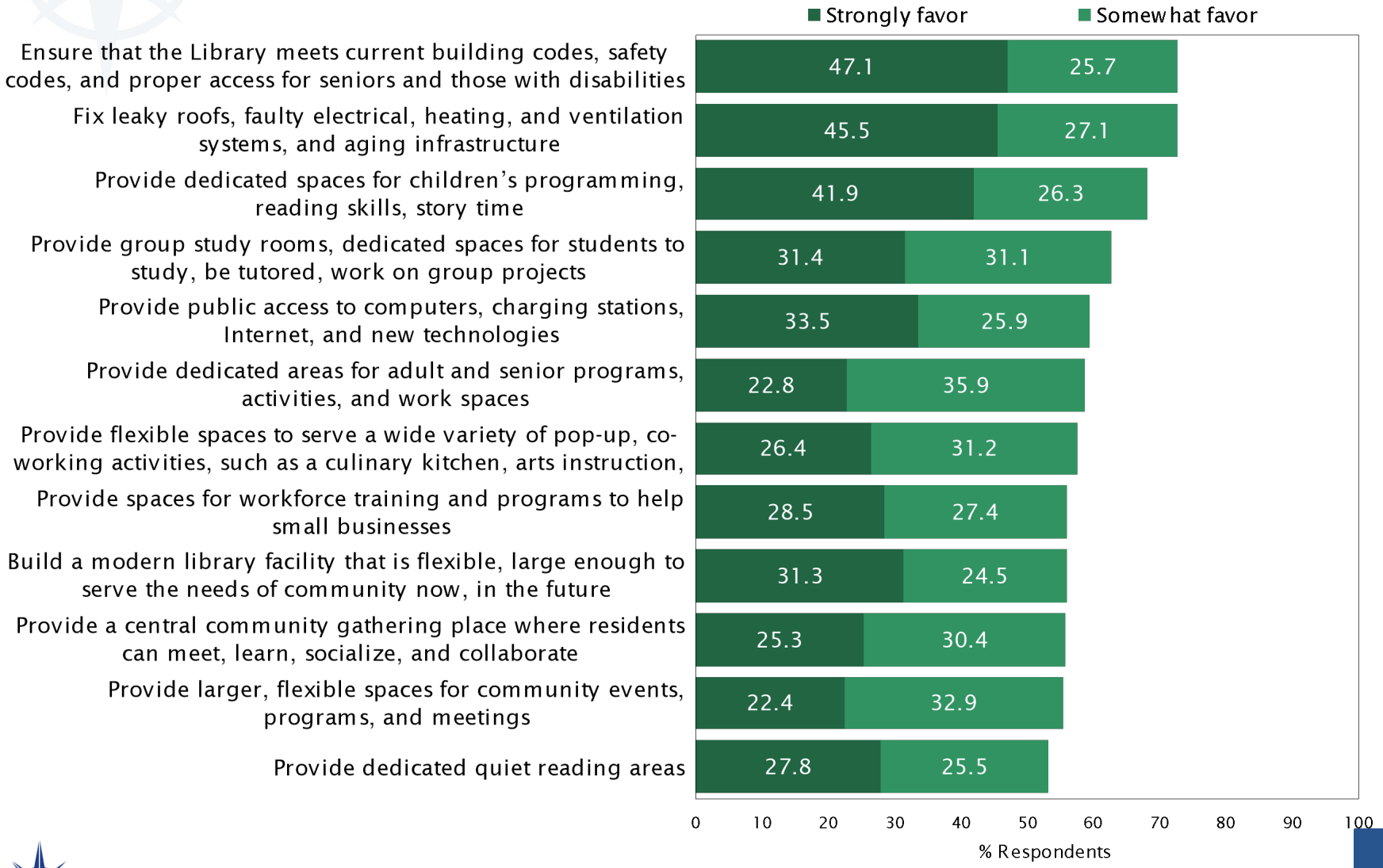
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: FACILITIES



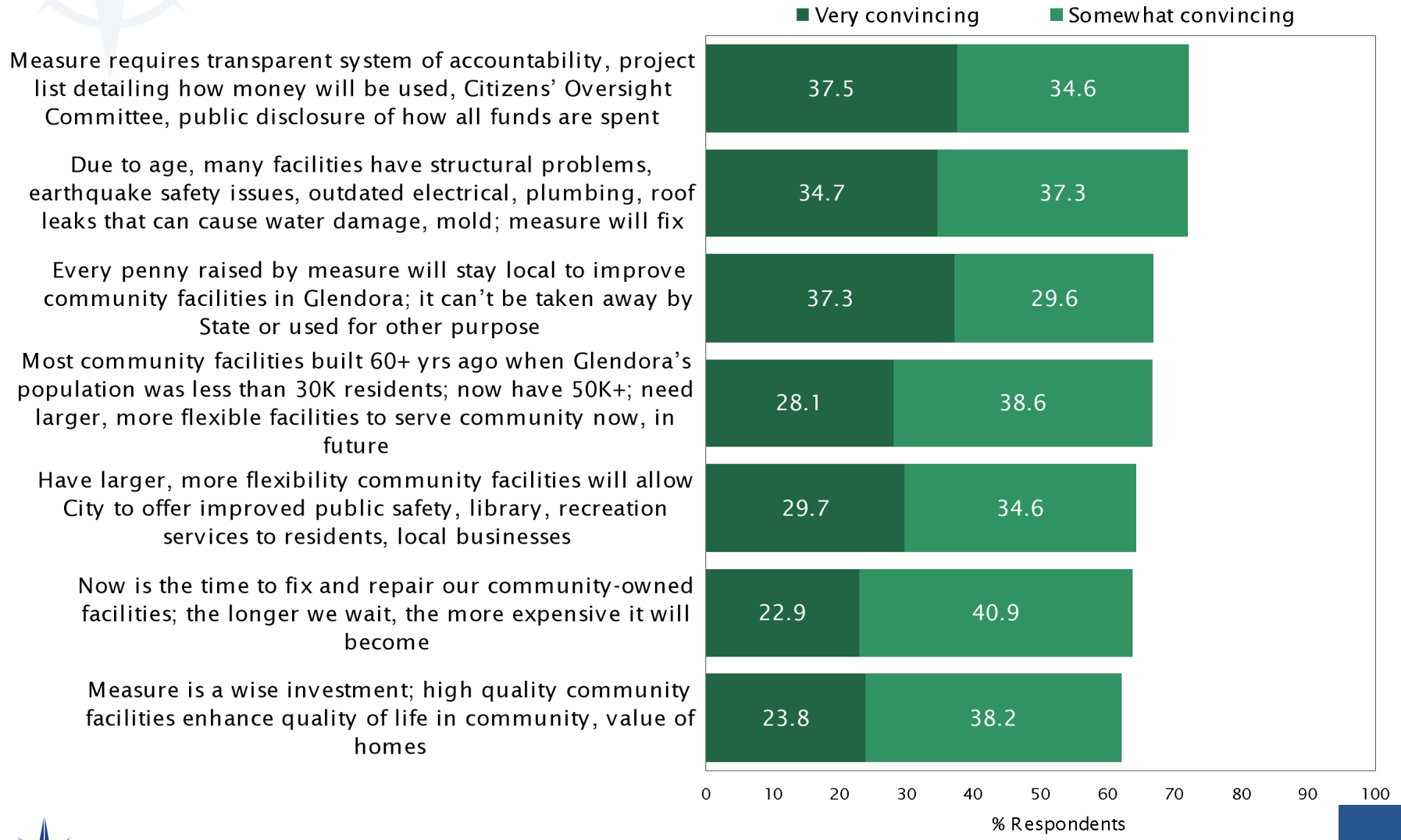
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: LIBRARY



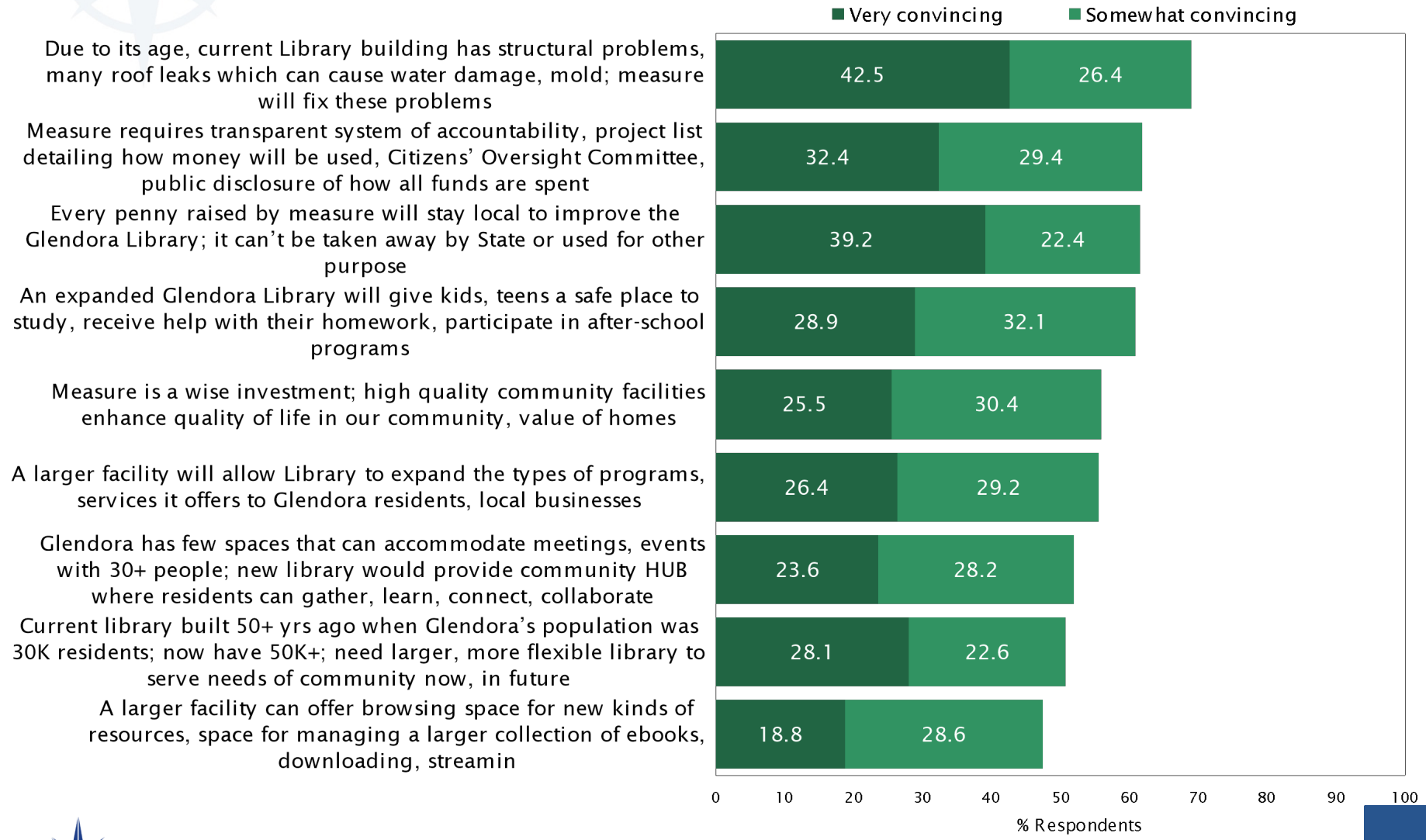
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



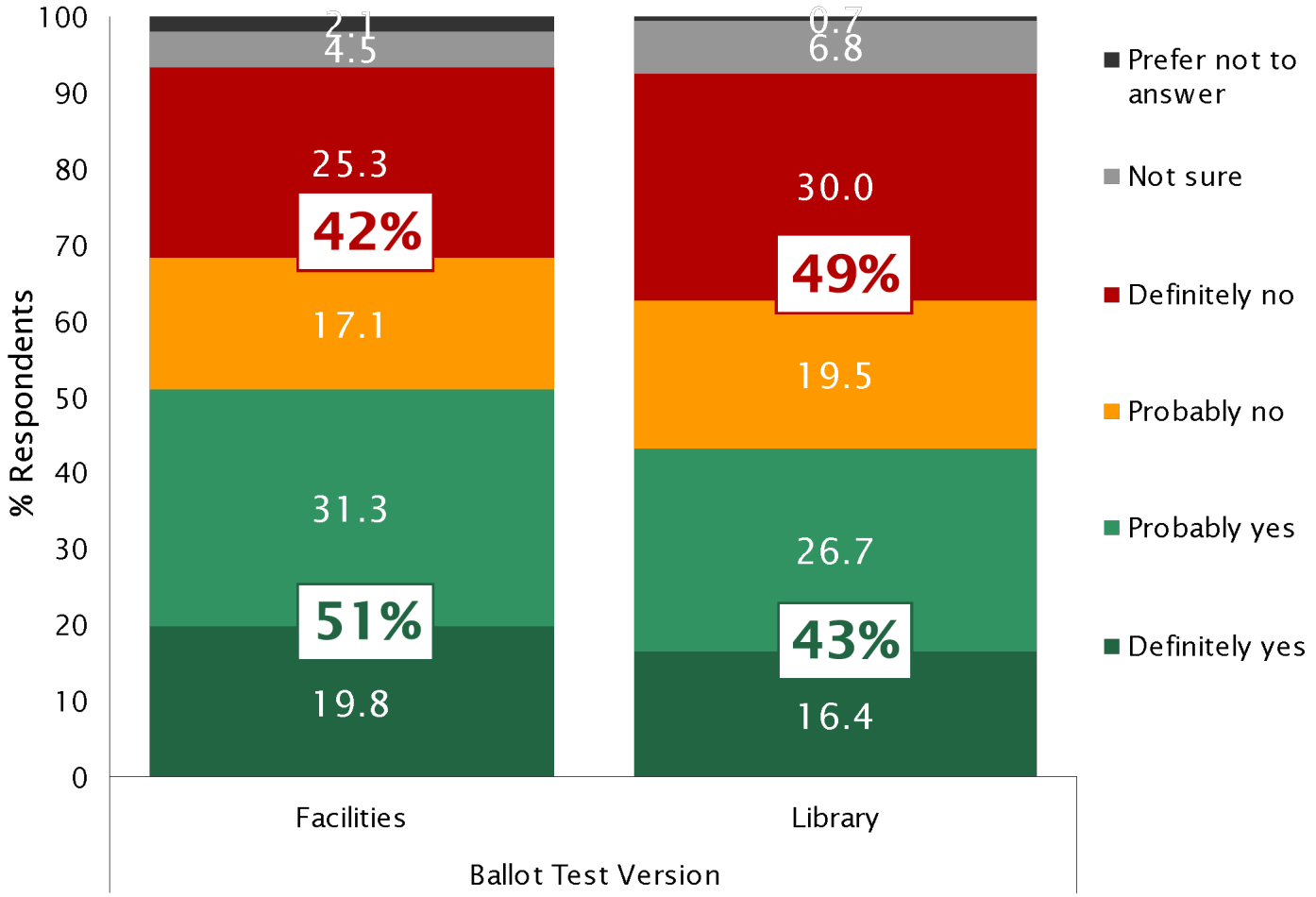
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



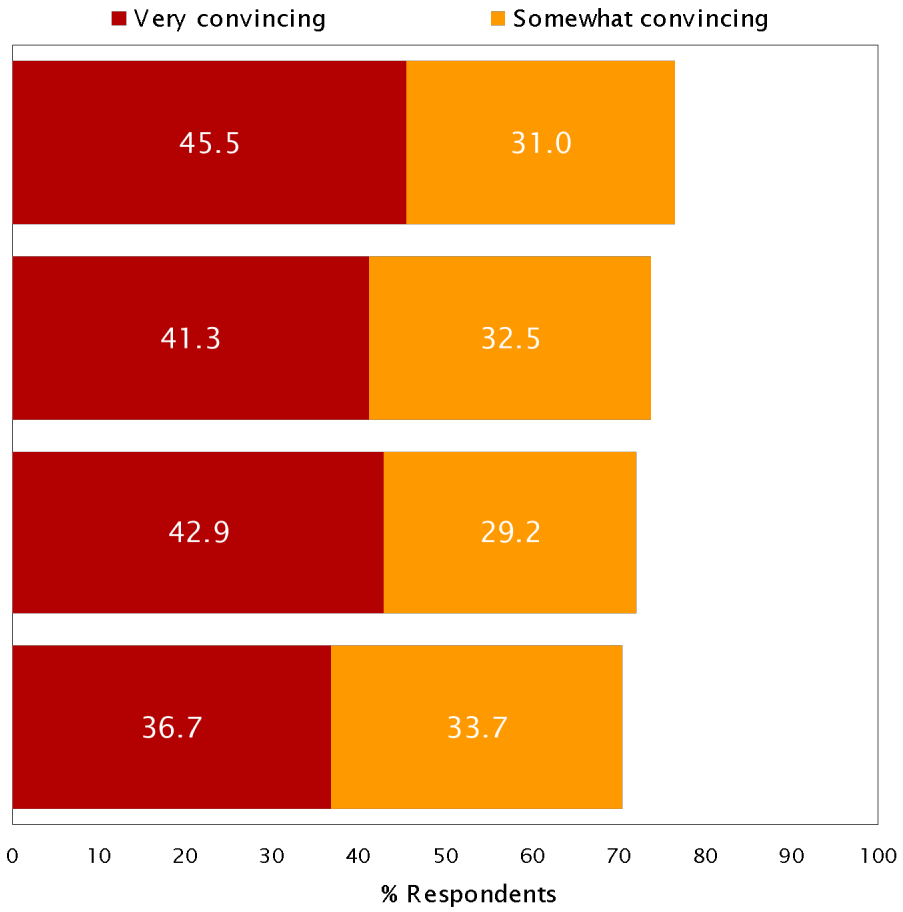
NEGATIVE ARGUMENTS: FACILITIES

City raised local sales tax five years ago, generated over $20M in extra revenue; should use that money to fix community facilities rather than asking voters for another tax increase

Everyone is coming after us for tax increases, state, county taxes, school bonds, other taxes on ballot this year; enough is enough; we can't afford to keep raising taxes

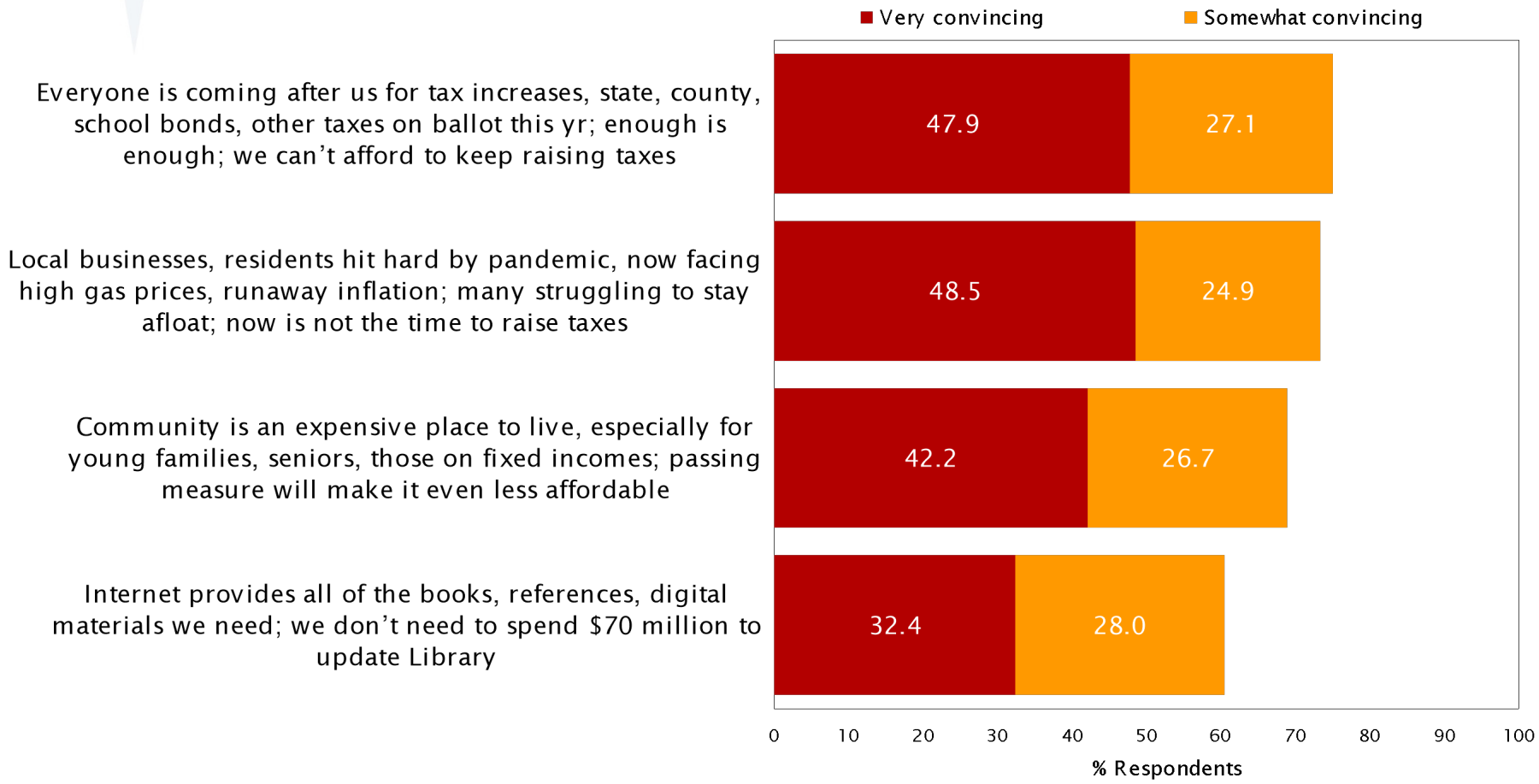
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable



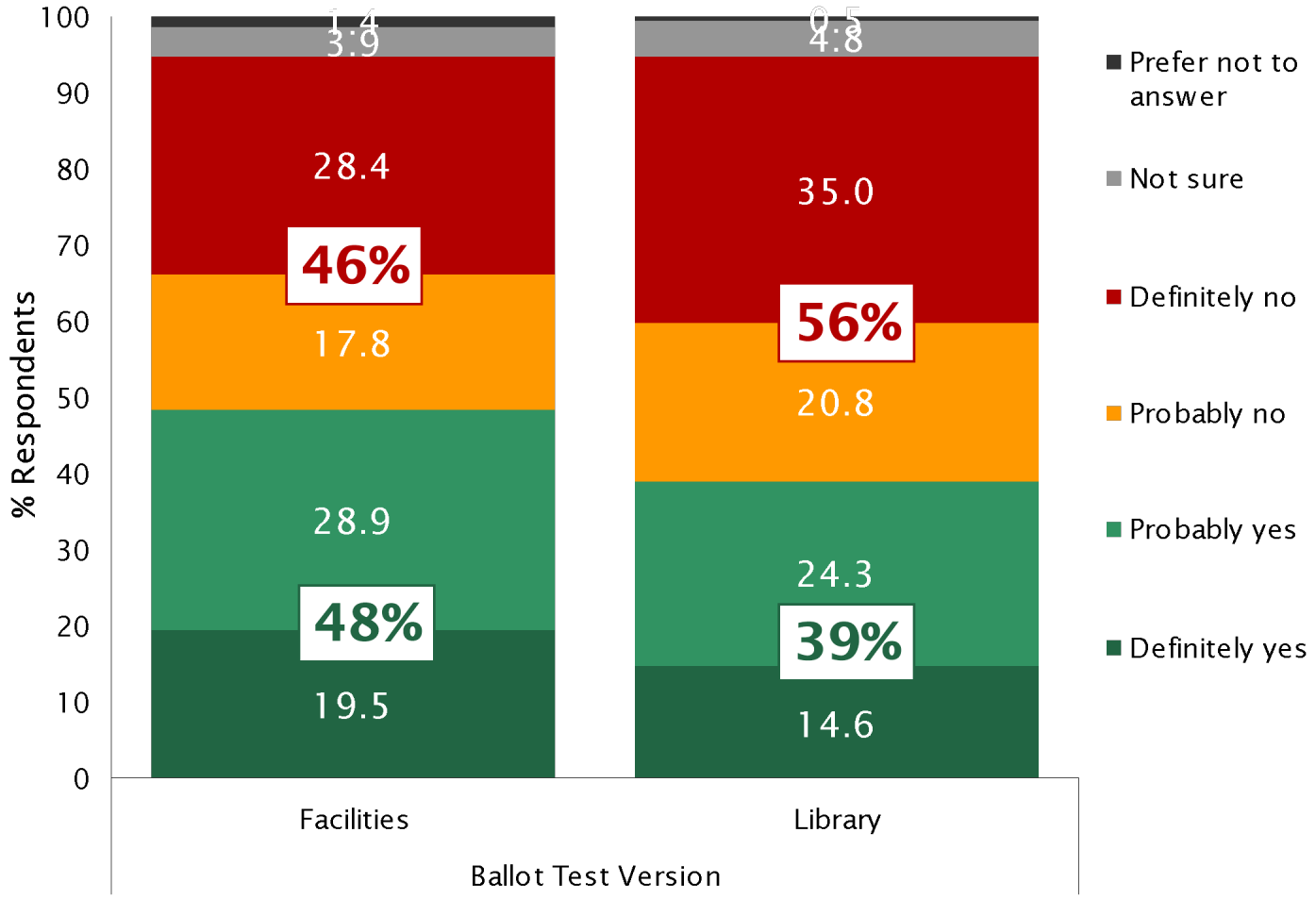
TRUENORTH RESEARCH

NEGATIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

FINAL BALLOT TEST



KEY CONCLUSIONS

Does a bond appear to be feasible under current CA law? *No, but if Proposition 5 passes it is a game changer.*

Positive Signs

- Voters understand the need to repair/maintain facilities and infrastructure
- Popular projects and improvements
- Solid positive arguments

Challenges

- Two-thirds threshold under current law
- Tax rate sensitivity
- Opposition arguments resonate (-4%)
- Electoral climate: Hyper-partisanship, statewide initiatives, & overlapping measures.
- Potential for AB1416 impacts

CITY CORPORATE YARD IMPROVEMENT PROJECT

PUBLIC WORKS

GLENDORA CITY COUNCIL

NOVEMBER 12, 2024

VALERIE VELASQUEZ-SANTOYA, INTERIM ASSISTANT PUBLIC WORKS DIRECTOR

CITY CORPORATE YARD

1250 Vladimir Street

- Streets, Facilities, and Fleet Divisions
- Parks, Trees, and Landscape Division

RFP Released December 2022

- Facility Assessment
- Inspect for Structural, Architectural and Electrical Deficiencies
- Recommend Retrofit or Demo and New Construction
- Prepare Concept Drawings, Plans, Cost Estimates
  - New lift for heavy duty trucks
  - Separate housing for antique fire engine
  - Replace pavement for entire yard
  - New Roof, New Windows

FACILITY ASSESSMENT

Three proposals received:

- $279,990 IDS Group Inc.
- $353,310
- $595,439

On Call Agreement in place with IDS Group Inc.

- Scope modified and negotiated with IDS
- May 31, 2023 Notice to Proceed w/ Task Order $142,677

Facility Analysis Completed

- Outdated and obsolete
- Inadequate restroom
- Lack of sufficient office and conference Space

Demo & Build New

1. STREETS DIVISION
2. FLEET DIVISION
3. WORKSHOP AREAS
4. FACILITIES DIVISION

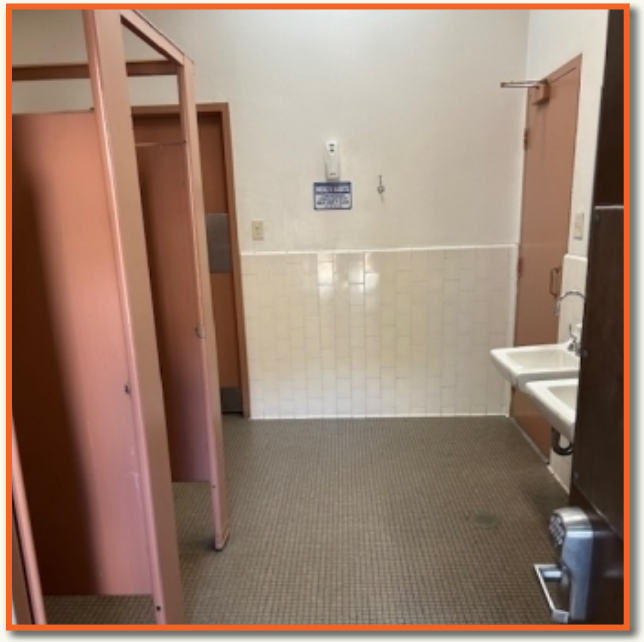
Streets Division

Fleet Division

Paint, Signs, Tire Storage, Work Area

Facilities Division

One Restroom



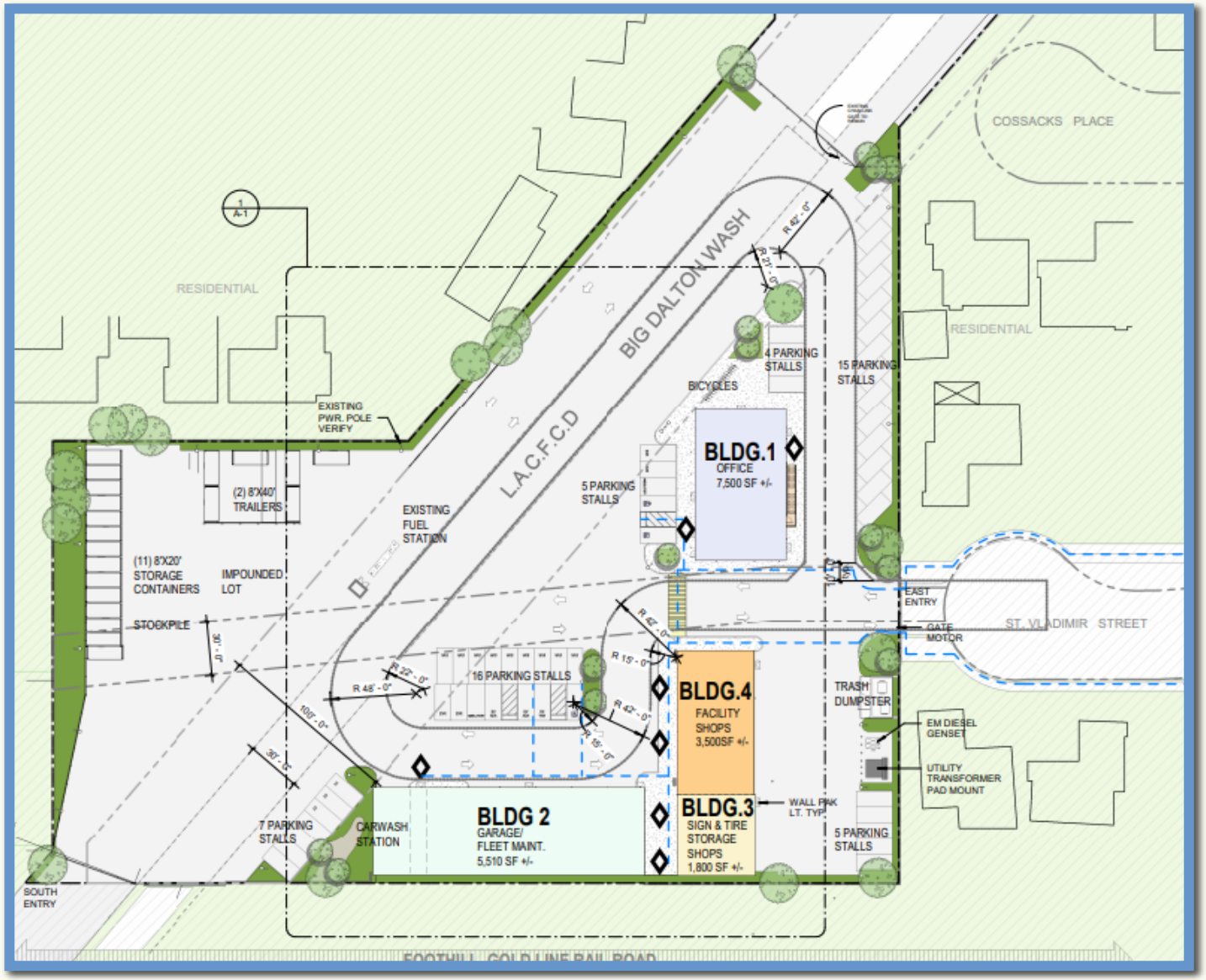
Office Area

CONCEPTUAL DESIGN

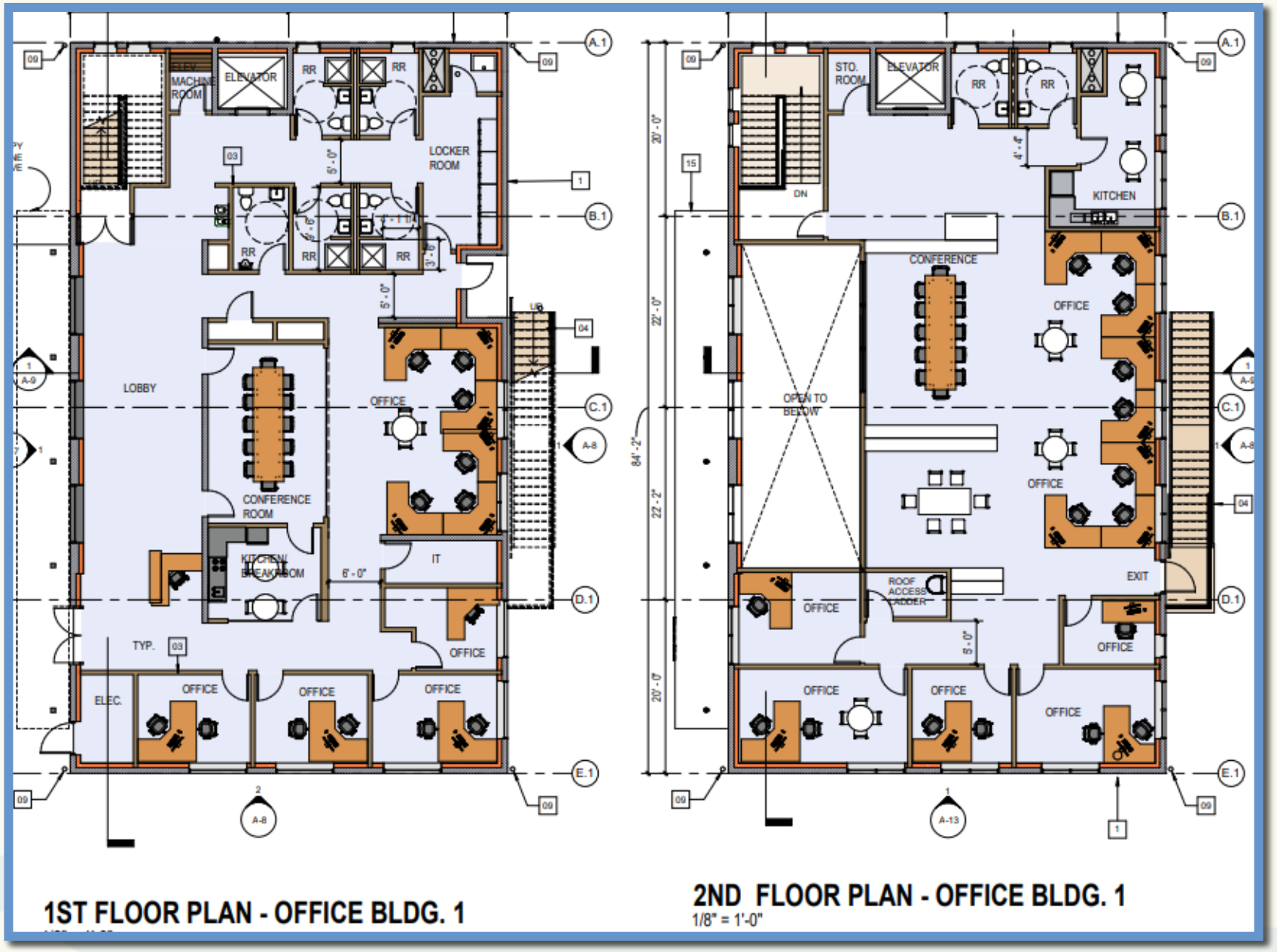
Four New Buildings:

- One new office building w/ compliant restroom facilities, break room and meeting space.
- Three additional shop buildings.

BUILDING SUMMARY				
Building		Existing Square Feet	Proposed Square Feet	Occupancy
Building 1 Office	New Construction (2 Story)	1,203 +/-	7,500 +/-	Offices for Facility Maintenance, Streets Parks, Trees, and Landscape
Building 2 Garage/ Fleet Maintenance	New Construction	4,346 +/-	5,510 +/-	Office for Fleet Maintenance, Garage for maintenance and repair, Carwash Station
Building 3 Sign & Tire Storage Workshops	New Construction	1,200 +/-	1,800 +/-	Paint/Sign Shop and Tire Storage
Building 4 Facility Shops	New Construction	1,521 +/-	3,500 +/-	Workshop space for wood and metal
Total:		8,270 +/-	18,310 +/-	


COSSACKS PLACE
RESIDENTIAL
BIG DALTON WASH
L.A.C.F.C.D
RESIDENTIAL
4 PARKING STALLS
15 PARKING STALLS
BICYCLES
EXISTING PWR. POLE VERIFY
BLDG.1
OFFICE
7,500 SF +/-
5 PARKING STALLS
(2) 8'X40' TRAILERS
EXISTING FUEL STATION
(11) 8'X20' STORAGE CONTAINERS
IMPOUNDED LOT
STOCKPILE
EAST ENTRY
GATE MOTOR
ST. VLADIMIR STREET
16 PARKING STALLS
BLDG.4
FACILITY SHOPS
3,500SF +/-
TRASH DUMPSTER
EM DIESEL GENSET
UTILITY TRANSFORMER PAD MOUNT
BLDG 2
GARAGE/ FLEET MAINT.
5,510 SF +/-
CARWASH STATION
7 PARKING STALLS
BLDG.3
SIGN & TIRE STORAGE
SHOPS
1,800 SF +/-
WALL PAK LT. TYP.
5 PARKING STALLS
SOUTH ENTRY
FOOTHILL GOLD LINE RAIL ROAD

OPTION 1
OPTION 2


1ST FLOOR PLAN - OFFICE BLDG. 1
2ND FLOOR PLAN - OFFICE BLDG. 1
1/8" = 1'-0"
LOBBY
CONFERENCE ROOM
KITCHEN/ BREAKROOM
LOCKER ROOM
MACHINE ROOM
ELEVATOR
RR
OFFICE
IT
ELEC.
TYP.
STO. ROOM
KITCHEN
CONFERENCE
OPEN TO BELOW
ROOF ACCESS LADDER
EXIT
DN
6' - 0"
5' - 0"
84' - 2"
20' - 0"
22' - 0"
22' - 2"

NEXT STEPS

- Refinement of the Schematic Design
- CEQA Analysis
- Preparation of Final Architectural, Engineering & Construction Documents
- Included in the City's 5 Year CIP Plan, $1,046,650 budgeted for FY2025
- IDS On Call Agreement - Staff requested a proposal:

Project Budget:	**$1,046,650**
Project Review and Schematic Design Refinement:	$71,836
Design Development:	$213,551
Construction Documents:	$325,168
Agency Review and Approvals:	$31,802
Construction Bid Assistance:	$11,752
Construction Administration:	$71,472
Total Contract Amount:	$725,581
Remaining Available Project Budget:	**$321,069**

RECOMMENDATION:

THAT THE CITY COUNCIL:

1. Award an Agreement for Contract Services to IDS Group, Inc., in the not to exceed amount of $725,581; and
2. Authorize the City Manager or his designee to execute the agreement, including any minimal and/or non-substantive changes.

Attachment D

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

1. Municipal Finance and Property Taxes

Municipal finance in California primarily relies on property taxes, sales taxes, and fees for municipal services. Historically, property taxes have been a vital revenue source for cities, funding essential services including public safety, parks, libraries, and infrastructure.

2. Proposition 13 (1978)

Proposition 13 significantly limited California cities' revenue-raising ability by:

- Capping property taxes at 1% of assessed valuation.
- Limiting annual increases in assessed valuation to 2%, unless a property is sold or substantially improved.
- Requiring a two-thirds voter approval for new local taxes, including bond measures funded by property taxes.

This proposition dramatically constrained local government budgets, shifting reliance to alternative revenue sources.

3. Proposition 46 (1986)

Proposition 46 reaffirmed local governments' ability to issue General Obligation (GO) bonds funded by property tax increases for capital improvements such as parks, public buildings, infrastructure, and emergency services facilities. However, these GO bonds require two-thirds (66.7%) voter approval.

4. Voting Requirements for Facility Bond Measures

Under current law:

- City council-initiated General Obligation bond measures require a two-thirds (66.7%) voter approval.

5. Citizen Initiatives and the 50% Threshold

Recent court decisions, notably City of Upland v. California Cannabis Coalition (2017), clarified by subsequent litigation, established that citizen-sponsored initiatives placed on the ballot by voter petitions only require a simple majority (50% + 1) for approval. This significantly lowers the threshold and provides a strategic advantage for community groups or citizens seeking to fund municipal projects or impose special taxes without the higher barrier of two-thirds voter approval.

6. ACA 5 (2024) and its Failure to Pass

ACA 5, placed on the November 2024 ballot, proposed reducing the voter approval threshold for certain municipal infrastructure bond measures initiated by local governments from two-thirds to

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

55%. The failure of ACA 5 maintained the existing high threshold of two-thirds voter approval, preserving the status quo. Consequently, the dynamic established by Proposition 13 and Proposition 46 remains unchanged, continuing the significant hurdle cities face when seeking voter approval for infrastructure funding.

Summary of Voting Thresholds Post-ACA 5 Failure

Measure Origin	Required Approval
City Council-Initiated GO Bonds	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes	**Simple majority (50% + 1)** voter approval

Key Implications:

- Proposition 13 and Proposition 46 continue to restrict cities' financial flexibility.
- Citizen initiatives remain a powerful tool for circumventing the two-thirds requirement.
- The failure of ACA 4 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

County Ballot Initiative Frequently Asked Questions

Initiating and Submitting an Initiative

How do I start an initiative in Los Angeles County?

Initiating an initiative in Los Angeles County involves drafting a proposed law or changes to law and creating a petition outlining the specifics. Initiative proponents can start the process by submitting to the Registrar-Recorder/County Clerk (RR/CC) the written text of the proposed law, a Notice of Intention (NOI) to circulate a petition in the County, along with a request for ballot title and summary (to be prepared by County Counsel). This would start the initiative process which involves preparation of the ballot title and summary, publication of the NOI and ballot title and summary, and filing of the Proof of Publication before the initiative petition can be circulated in the County for the gathering of signatures. Once the petition is ready for circulation and the circulation period commences, proponents have 180 days to secure a sufficient number of signatures on the petition and file the petition with the RR/CC to qualify the initiative measure for the ballot. The petition must meet the legal requirements set by the California Elections Code and California Code of Regulations.

What are the key elements needed in an initiative petition?

An initiative petition should have a clear, concise, and legally compliant statement of the proposed law. It requires the inclusion of a ballot title and a summary prepared by County Counsel and the precise text of the proposed initiative measure.

What are the steps to submitting an initiative petition?

The key steps to submitting an initiative petition include: (1) Proponents' filing of an NOI with the written text of the proposed law and request for ballot title and summary with the RR/CC; (2) The preparation of the ballot title and summary by County Counsel following RR/CC's review and acceptance for filing of the documents submitted by proponents; (3) Publication of NOI and ballot title and summary by proponents; (4) Filing of Proof of Publication by proponents; and (5) If requested by proponents, review and finalizing of the petition format between RR/CC and proponents. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC.

If the number of signatures on the petition submitted to the RR/CCC equals or exceeds the minimum number of signatures required, RR/CC will examine and verify the signatures on the petition within 30 business days. The minimum number of signatures required to qualify a County initiative measure for the ballot is a number equal to not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI.

Circulation of Petitions

Who can circulate petitions for signatures?

Pursuant to the California Elections Code, the process of circulating petitions to gather signatures is open to persons who are 18 years of age or older. Typically, any registered voter can participate in the circulation of a petition.

What are the requirements for gathering signatures?

Every sheet of the petition requires a declaration by the circulator affirming that the signatures were collected while the circulator was present.

Is there a deadline for gathering signatures?

Yes, initiative petitions have a specific timeframe within which signatures must be gathered. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC. It is essential to ensure that all signatures are collected and filed with the RR/CC at one time within the designated period.

Can someone sign the petition more than once?

No, each voter is allowed to sign the initiative petition only once.

Petition Signature Verification

How are petition signatures verified?

The RR/CC verifies each signature submitted on the petition against the voter's signature(s) and other information in the voter's registration records. This process involves checking the eligibility and registration status of each signer.

What factors might cause a signature to be invalid?

Signatures can be invalidated for various reasons, including, but not limited to, being ineligible, not registered to vote in the relevant district, the residence address on the petition differs from the voter's registration record, or the signature on the petition does not match the signature(s) on the voter's registration record.

What happens if the required number of signatures is not met?

An initiative petition must contain a certain number of valid signatures to qualify the initiative measure for the ballot. If the initiative petition falls short of the required number, it cannot qualify for the ballot.

What happens if a signature is found to be invalid during the verification process?

Any invalidated signatures during the verification process are not counted toward the required number of valid signatures. If too many signatures are invalidated, the initiative might fail to qualify.

Qualification

How many signatures are needed for an initiative to qualify?

The number of signatures required to qualify a County initiative measure for the ballot is the number not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI. Note that the minimum signature threshold varies depending on the type of initiative at issue (e.g., state initiative, district initiative), and different statutory requirements apply. Depending on the type of initiative, the number of required signatures can be based on the percentage of voters who voted in an election or the percentage of voters in the jurisdiction affected by the proposed initiative.

Can an initiative be withdrawn after submission?

Yes, an initiative proponent can withdraw an initiative at any time before the 88th day before the election.

What determines if an initiative qualifies?

An initiative qualifies for the ballot when the initiative petition successfully garners the required number of valid signatures within the statutorily prescribed period. Additionally, the proposed initiative must conform to all legal prerequisites and criteria to be eligible for the ballot.

CITY FACILITIES UPDATE

CITY COUNCIL

MARCH 11, 2025

ADAM RAYMOND, CITY MANAGER

BACKGROUND

- **Current Strategic Plan and Draft 2025-2027 Strategic Plan**
  - Requires significant resources to be directed to public infrastructure
  - $50 million in completed projects over the past 5-years
    - Miles of streets, sidewalks, and water infrastructure replaced
    - Upgrades to Parks (e.g. Louie Pompei, playgrounds) and facilities (e.g. Council chambers)

- **Documenting City Facility and Infrastructure Needs (Summary Listing)**
  - January 2023 - Contract to Myers Houghton and Partners, Inc. (MHP)
    - In-depth structural analysis/evaluation and initial visioning activities

  - September 2023 – Comprehensive water system evaluation
    - $350 million in projects needed over the next 30 years
    - $30 million programmed for completion in next five years

BACKGROUND

➢ Documenting City Facility and Infrastructure Needs (Con't)

- January 2024 - Discussion on the MHP Library assessment/visioning analysis and funding options
  - Staff directed to complete an overall condition analysis of major City facilities and survey the community for public input on a possible revenue measure

- January 2024 - the City Council approved a Joint Use Agreement MOU with Glendora Unified School District (GUSD)
  - Outlines a partnership methodology for joint capital upgrades (e.g. GUSD High School Aquatics Center)

- August 2024 - Results of a community survey on a possibility citywide and/or Library specific revenue measure
  - Initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%)
  - Two highest quality of life improvements in the City are improving infrastructure/roads (17.8%) and addressing homelessness (17.2%)

BACKGROUND

➢ Documenting City Facility and Infrastructure Needs (Con't)

- November 2024 - ACA 5 ballot measure failed (55% no)
  - Would have lowered the threshold for issuing facility bonds for cities from 66.7% (2/3) to 55% (same as schools)

- November 2024 – Agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project
  - Increase the usable space by 10,000 sqft; project not funded

- February 2025 - FY 2024-25 Mid-Year Budget Update
  - $50 million in current facility needs (e.g. new roofs, bathrooms, HVAC, etc.)
  - $250+ million needed to significantly improve the City's facilities to modern standards and address current operational needs

FACILITY FUNDING

➢ Current Financial Overview

- Funding for needed investment in upgraded and new facilities does not exist.
  - Rapid growth planned 50 years ago slowed
  - Lack of development impact fees to replace existing facilities
  - Major changes to property tax based revenue measures begain with Prop 13 in 1978

- February 2025 - FY 2024-25 Mid-Year Budget Update
  - City's overall financial position remains stable thanks to Measure E/Z
  - Decreasing sales tax revenues ($1.35 million)
  - Increasing insurance costs ($1-1.5 million)
  - Unknown impacts of Federal spending reductions (e.g. police radios)

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  - Increasing insurance costs ($1-1.5 million)
  - Unknown impacts of Federal spending reductions (e.g. police radios)
  - New administration is pushing to eliminate tax-exempt bonds, increasing costs of issuing debt and thereby limiting project scope

REVENUE MEASURE

➢ Revenue Measures

- Proposition 13 (1978) and Proposition 46 (1986) continue to restrict cities' financial flexibility
  - City Council initiated revenue measure for general obligation bonds (e.g. facility bond measure) requires two-thirds (66.7%) voter approval

- Citizen-led initiatives are a viable mechanism to avoid the two-thirds voting threshold
  - Community survey on citywide facility bonds shows an initial success at this required threshold (53%)

- The failure of ACA 5 to pass maintains the challenging environment for city-sponsored infrastructure funding
  - Would have allowed for a city-initiated revenue measure to require 55%, similar to school bond requirements

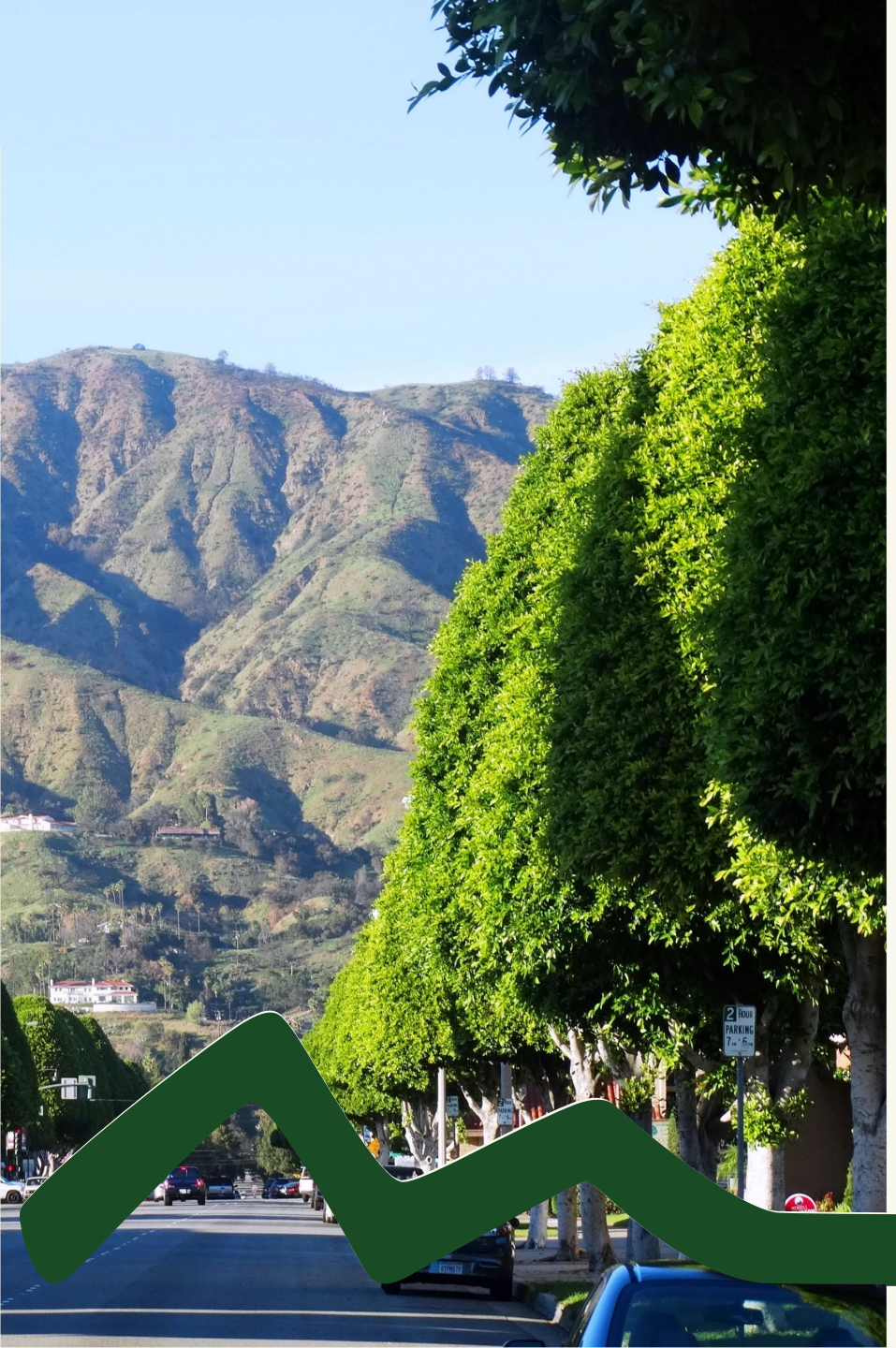
Glendora

➢ Citizen Initiative Process

- Outlined in the California Elections Code in sections 9200-9226 and 9600-9610

- Petitions must be submitted a minimum of 134 days before the election
  - Processing of the initiative petitions must occur no later than the 88th day before the election

- To qualify for placement on the ballot, 10% of the registered voters in the City must be gathered
  - Approximately 35,000 registered voters in the City of Glendora



RECOMMENDATIONS

That the City Council:

1. Receive a report on capital needs of City facilities and options to fund those needs; and
2. Provide direction to staff, as necessary.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**

SUBJECT: City Facility Capital Needs Update, Funding Options, and Election Timelines

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RECOMMENDATION

That the City Council:

1. Receive a report on capital needs of City facilities, options to fund those needs, and election timelines; and
2. Provide direction to staff, as necessary.

STRATEGIC FOCUS AREAS

- New + Revitalized Facilities
  - Outcome 1: New or revitalized Civic Center
    - Action 3.1 Funding Methodology
    - Action 3.3 Space Planning
    - Action 3.4 New/Remodel

EXECUTIVE SUMMARY

Over the past five years, the City has completed more than $50 million in capital projects; over the next five year, the City is planning for even greater investment. These projects have included significant investments in parks, streets, and water infrastructure. Despite these generational investments, significant needs exist to bring existing City facilities, including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Maintenance Yard to modern standards.

Deferred maintenance on City facilities is currently estimated at approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Past surveys on these issues signal general support for a comprehensive, citywide facility bond. The initial support level for a potential facility bond (53%) is lower than the two-thirds (66.6%) vote threshold required should the City wish to pursue this measure on its own. Should the measure be undertaken through a citizen-led effort, the vote threshold for the facility bond would be a simple majority (50%+1).

In March 2025, the City Council received an update on the status of City facilities and funding options. To provide greater context for this important community conversation, the report includes an expanded look at the infrastructure of Glendora and cities in California from an historical perspective. The report also provides for greater insight into property tax measures, and the timeline for possible ballot measures.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past three years, many public meetings and discussions have been held on facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the continued community dialogue on city facility needs.

On January 10, 2023, the City Council awarded a contract to Myers Houghton and Partners, Inc. (MHP) to perform in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities.

On September 12, 2023, the City Council received an update on the results of comprehensive water system assessment, including information on future water rates. The water assessment identified more than $350 million in projects needed over the next 30 years, with $30 million being programmed for completion over the first five years.

On January 9, 2024, the City Council held a discussion on a the MHP Library assessment/visioning analysis and discussed funding options. Following discussion, the City Council directed staff to complete an overall condition analysis of major City facilities and undertake a community survey soliciting public input on a possible revenue measure.

On January 30, 2024, the City Council approved a Master Joint Use Agreement with the Glendora Unified School District (GUSD). While the agreement largely stipulates use of existing facilities and services provided by the City, the agreement does provide for better maintenance of GUSD Facilities and outlines a partnership methodology for joint capital upgrades (e.g. GUSD High School Aquatics Center).

On August 27, 2024 (Attachment B), the City Council was provided the results of a community survey on a potential citywide and/or Library specific revenue measure. The survey, completed by True North Research, documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). Additionally, the survey highlighted the two highest quality of life improvements in the City as improving infrastructure/roads (17.8%) and addressing homelessness (17.2%).

On November 5, 2024, the Statewide ballot measure – ACA 5 – ballot failed (55% no). The State measure would have lowered the threshold for issuing facility bonds for cities and related local agencies, from 66.6% (2/3) to 55% (same as schools).

On November 12, 2024 (Attachment C), the City Council approved an agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project in an amount not to exceed $725,581. The City will need to identify an estimated $13-15 million for the construction portion of the project, which will rehabilitate existing space and add a new building to increase the usable space by 10,000 square feet.

On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately $50 million in current facility needs (e.g. new roofs, HVAC, etc.) that would largely keep City facilities as is. In order to significantly improve the City's facilities to modern standards and better meet current and future operational needs, the estimated costs would total more than $250 million.

On March 11, 2025, the City Council received a report on the City's facility capital needs and funding options. After discussion, staff was directed to return to City Council with a more in-depth look at the City's historical infrastructure challenges and provide more information on revenue measures, including the timing and options.

DISCUSSION

INFRASTRUCTURE CHALLENGES IN CALIFORNIA CITIES

California's cities are grappling with aging infrastructure and funding shortfalls rooted in decades-old development patterns and fiscal policies; Glendora has not escaped these challenges. In July 2002, the City of Glendora was featured in an LA Times articled, with the heading, "Upscale Suburb Warned Its Beauty is Only Skin Deep" (Attachment A). The Article begins, "It's a fairly well-do-do suburb with multi-million-dollar mansions in the foothills and a bustling commercial center, but Glendora's infrastructure is crumbling, and the city cannot afford repairs." Below is an in-depth analysis of the key factors affecting Glendora, and other cities in California and throughout the nation:

Post-WWII Sprawl and the Infrastructure Legacy

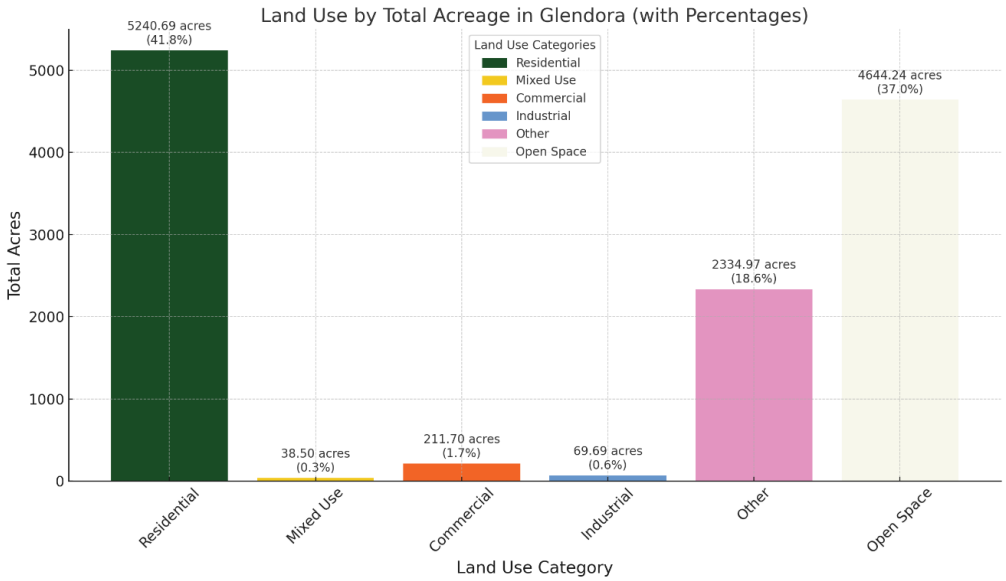
After World War II, rapid suburbanization led to expansive urban sprawl across California. Cities and suburbs built vast networks of roads, highways, water lines, and sewer systems in the 1950s to 1970s, often with federal aid (e.g. the Interstate Highway Act of 1956). While this facilitated growth, it also sowed the seeds of future maintenance burdens. Many postwar suburbs pursued short-term gains while deferring long-term upkeep. The suburban growth patterns encouraged cities to chase growth and discount future liabilities, leading to deferred maintenance.

Sprawling development patterns resulted in more infrastructure per capita (e.g. roads, water lines, sidewalks, etc.) – which is costly to maintain – and many of those assets were built around the same time and are now aging out simultaneously. These assets, generally speaking, do not generate ongoing revenues to pay for their maintenance and upkeep in a sustainable manner.

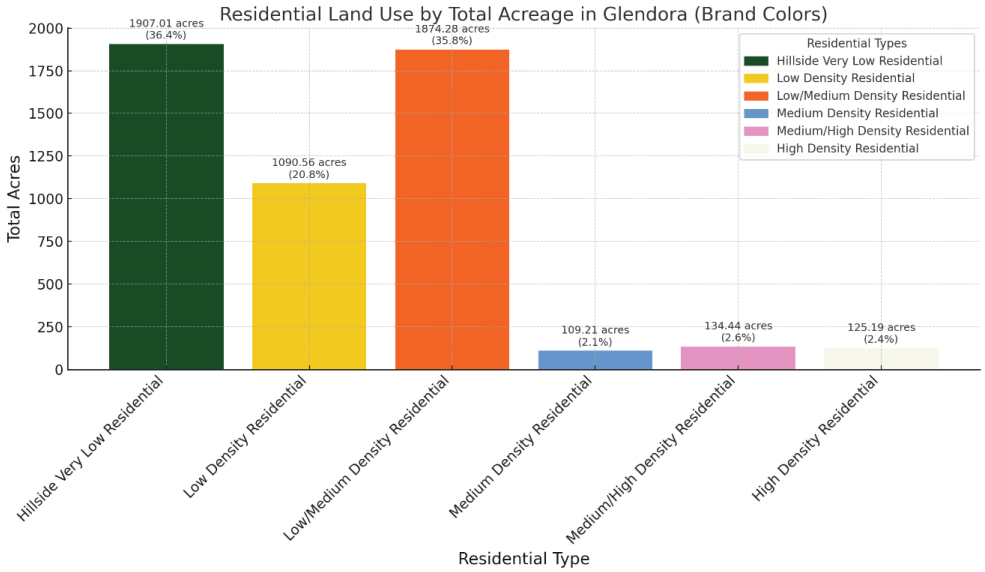
City of Glendora – Zoning

The City of Glendora is largely a suburban community, and grew quickly from 1960 to 2000, more than doubling in population during that time.

Currently, the vast majority of Glendora is comprised of single-family neighborhoods, with a few commercial corridors. The following chart contains information from the City's 2006 General Plan. Overall, the totality of land use percentages are generally accurate. Major changes since 2006 include the Arrow Highway Specific Plan that added additional housing. The main items in the "Other" category includes the Route 66 Specific Plan (287 acres), Civic/Institutional (347 acres), Utility/Flood Control (267 acres), and Street/Freeways (1,382 acres). Even with the seemingly limited commercial space, the City has several shopping centers in need of significant improvements, including Foothill Blvd./Glendora Ave, Grand Ave/Baseline Ave, and Route 66/Elwood Ave.



Glendora's residential housing make-up is the definition of a suburban community; more than 90% of all housing is comprised of single-family residential.



Glendora, like many suburban communities is experiencing a shift in land zoning practices, driven by evolving consumer spending patterns and acute housing shortages. As traditional retail centers face declining foot traffic due to the rise of online shopping, zoning policies are increasingly adapting to permit mixed-use developments, with a goal of transforming underutilized commercial spaces into vibrant hubs combining residential units with retail, dining, and recreation. Simultaneously, municipalities, in accordance with State laws, are revisiting restrictive zoning codes to encourage densification of housing solutions, such as townhomes, apartments, and accessory dwelling units, thereby addressing affordability issues and meeting growing housing demands within existing suburban footprints.

The City of Glendora is tackling the zoning issue head on; recent projects include an approved Housing Element, which cut red tape for housing production and allowed for more flexible mixed-use projects. While significant work remains, the City is currently in the final stages of a Station Area Vision Plan, Objective Design Standards, and a comprehensive General Plan Update, which are included in the 2025-2027 Strategic Plan. The goals of these major land development issues can be summarized as preserving and enhancing our quality of life by encouraging key investment in specific areas through vetted development standards, that will give Glendorans more dining/shopping opportunities, preserve open space, and take advantage of the A-Line investment.

City of Glendora Population

- 1911 (700) – *City of Glendora is incorporated*
- 1950 (3,988)
- 1960 (20,752)
- 1970 (31,380) – *In the late 1960's the City publishes its General Plan for year 1990 and anticipates a population of 80,000 and student enrollment growing from approximately 9,000 students to 25,000 students*.
- 1980 (38,500)
- 2000 (49,502)
- Present (51,209) – *This is a reduction from a peak of 52,506 in 2020*.

Slowing Growth, Underinvestment, and Fiscalization of Land Use

California's explosive mid-20th-century growth has long since cooled. Many cities are no longer rapidly expanding, which paradoxically contributes to underinvestment. Large leaps of development were followed by periods of stasis, meaning infrastructure networks aged without incremental upgrades. With fewer new projects, political attention and funding often shifted away from infrastructure, leading to maintenance deferrals and a growing backlog.

Fiscalization of land use in California cities refers to the municipal tendency to prioritize revenue-generating land uses over residential housing. This prioritization largely stems from fiscal pressures created by Proposition 13, passed and implemented in 1978, which significantly reduced property tax revenues. As cities strive to balance budgets, they have increasingly favored commercial development that contributes substantial sales tax revenues. For an in-depth look at this topic and how it impacted Glendora, please see Attachment B.

Aging Mid-Century Infrastructure (Everything at Once)

Much of America's infrastructure was built in the mid-20th century and is now decades old. Roads, bridges, pipelines, and transit systems from the 1950s to1970s have reached or exceeded their design lifespans. Deferred maintenance means that roads have crumbled, bridges rusted, and water/sewer systems grown prone to failure. The need for repair is urgent and simultaneous across asset types.

The City's water system is a perfect example of aging infrastructure that suffers from deferred maintenance. As part of the recent rate study, it was determined that the City will need to invest $350 million dollars in capital improvements over the next thirty years to maintain the water infrastructure. The City has dedicated $30 million in capital improvements over the next five years to address urgent issues such as pipeline replacement, reservoir upgrades and replacements and pump and well maintenance. See Attachment C for the Month Year Water Infrastructure Presentation.

This type of deferred maintenance also exists at many of the City's facilities. As the facilities continue to age, the need for maintenance increases exponentially. This is especially true when discussing facility systems such as roofing, HVAC, plumbing, structural support, and electrical. Practical examples of this type of capital maintenance are represented with current projects, such as the need for a new roof at City Hall. Further, the La Fetra Senior Center has a set of stairs that have been condemned and are no longer usable due to structural failures. During a recent structural analysis of the library, it was determined that the main support beams, columns, and footing systems were either undersized or are failing. The original engineering of the support beams did not take into account the tortional load that the beams would need to carry. The torsional effects on the beams have started to produce visible cracking in some sections. For a more comprehensive overview of the Library Building, see Attachment D.

Managing these types of capital maintenance requires a detailed audit of the existing conditions and future planning for all city facilities. To accomplish this, the City engaged a consultant that specializes in providing building assessments and developing budgetary estimates for ongoing maintenance. Over the next 20 years the City will need to spend an estimated $48,871,500 in routine and capital maintenance just to keep the facilities in their current condition. For a more detailed analysis of the costs needed for routine capital maintenance, see Attachment E.

State and Federal Funding: Not Enough for Local Needs

Cities often look to state and federal sources for infrastructure funding, but these are insufficient and inconsistent. State and local governments typically spend 7–9 times more on infrastructure than the federal government. Federal contributions cover only a fraction of local needs. Even the 2021 federal infrastructure law, which provides $45.5 billion to California over five years, is a drop in the bucket compared to decades of deferred maintenance. Further, Federal infrastructure spending has declined in real terms for decades, falling from 1% of GDP in the 1980s to about 0.5% by recent years. Since the Federal contributions are not enough to cover the infrastructure maintenance, States and local jurisdictions have had to develop methods for funding infrastructure maintenance.

Traditionally, development impact fees were collected as new development was approved. The fees were used to build a reserve to assist with the future capital maintenance of infrastructure. Another method of funding on-going and capital maintenance would be to establish a community facilities district, which would impose a per property assessment collected through property taxes. Specifically related to water, are capacity charges for any new development. The capacity charge is based on the quantity of water a new development will consume. The purpose of the capacity charge is to build a reserve offset future capital improvements that will be required for the production and distribution of water. Unfortunately, in the case of Glendora, the development impact fees either do not exist or are too low to keep up with the required maintenance. Additionally, the City has never implemented CFD's or capacity charges. The lack of funding tools makes it virtually impossible, for the City to invest the necessary capital in long-term infrastructure maintenance and improvements. Even if the City were to significantly decrease services to the community (e.g. recreation, public safety, etc.), the needs would still exceed available resources by a wide margin.

Proposition 13 and Local Funding Constraints

A unique challenge in California is Proposition 13 (1978), a property tax limitation that dramatically constrained city revenues. It capped property tax rates at 1% and limited annual assessed value growth to 2%. This significantly reduced revenue growth and caused cities and counties to rely on development fees, special assessments, and sales tax – which are either insufficient or unreliable for long-term infrastructure investment.

Proposition 13 also imposed a two-thirds voter approval requirement for local taxes earmarked for specific purposes, making it difficult for cities to raise funds for infrastructure projects (e.g. school district bonds are 55%).

City of Glendora Examples

The vast majority of the City's facilities were built pre-Prop 13, including City Hall, Library, Police Station, and the majority of the recreation facilities.

The Police Station was built with the assistance of a "Public Safety Bond Proposition" approved by the voters on June 8, 1965 (86% yes / 14% No) – total of 2,872 votes. The measure authorized the City to issue $790,000 in bonds. Total project cost was approximately $1 million.

In 1955, a "Library Bond Proposition" in the amount of $185,000 failed (32% yes / 68% no) – total of 1,320 votes. In February 1969, the City Council called for a general obligation bond measure in the amount of $785,000 for a new Library. In September 1965, citing bond market uncertainty and possible tax law litigation (2/3rds vs 50+1), the City Council canceled the election. In late 1969, the City Council authorized a new library bond to be pursued in an effort to build a 28,000 sqft Library at a total cost of $1.1 million – previous designs were 33,000 sqft. A petition that attempted to mandate the City to call an election gathered 1,136 signatures, falling 240 short of the required amount. $950,000 in general obligation bonds were issued in November 1970, through a Joint Powers Authority created by the City and Glendora Unified School District. The City was able to use property tax revenues to pay back the debt after the County took over the fire department and increased property taxes in Glendora to pay for those services. The City's property tax rate did not reduce proportionally with transfer of the fire department to the County, which allowed the excess capacity to pay for the debt services on the new library.

Glendora's Recent Push for Generational Investment – Still Not Enough

Despite the challenge of funding capital improvements, the City has prioritized investments in critical areas and systems. In 2019, the residents of Glendora passed Measure E, a local sales tax. The funds have assisted the City in enhancing the completion of critical capital projects. The City has also been very aggressive in pursuing grant funds to help facilitate these projects. Through these efforts the city has been able to secure $62 million in grant funding for projects such as the Finkbiner Stormwater Capture project, the People Movement Project, significant traffic signal improvements and many others. These efforts have allowed the City to invest nearly $50 million in capital projects since 2020 (listed below). Over the next five years the city has programed seventy-six capital improvement projects, pending the ability to secure funding, representing an investment of over $108 million dollars.

- **2020**

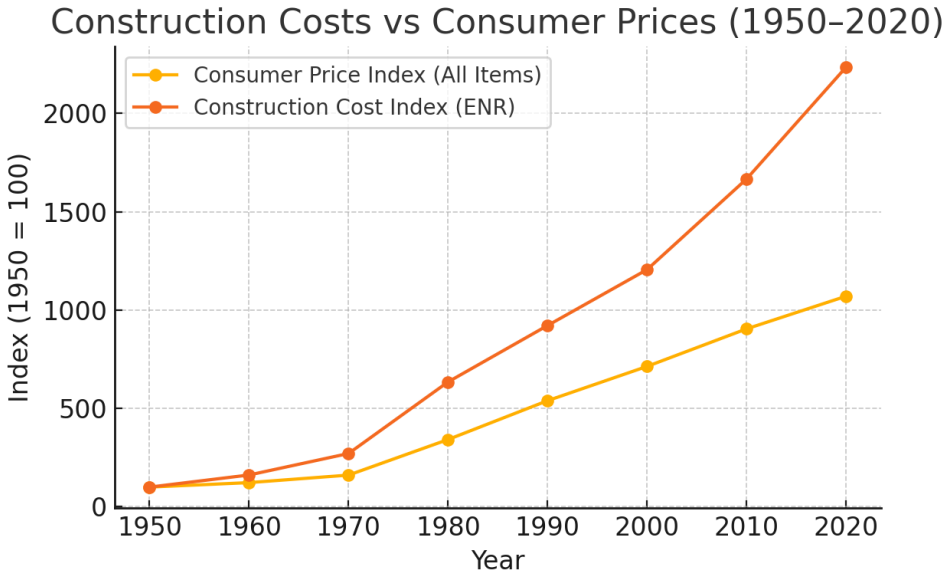
    - Zara and Sellers Watermain Replacement Project
    - CDBG Grind & Overlay
    - Dike St. Et. Al Water and Street Improvements
    - Chamber of Commerce Roof Replacement
    - Hook Canyon Booster Pump Station
- **2021**
    - Citywide Pavement Management Plan
    - Downtown Village Parking Lot Rehabilitation Project
    - Dawson Avenue Watermain Replacement
    - Donington Avenue Water and Street Replacement
    - CDBG Grind & Overlay
- **2022**
    - ADA Curb Ramps and Sidewalk Replacement
    - Cullen Avenue Water and Street Project
    - Citywide Slurry Seal
    - Storm Drain Inlet Insert
    - Antique Streetlight Improvement Project Phase One
- **2023**
    - Gladstone Reservoir Demolition and Parking Lot
    - St. Vladimir, Cossacks Water and Street Improvements
    - Police Department – Security Door Replacement
    - Citywide Slurry Seal
    - Bender-Carter Water and Street Improvements
    - Finkbiner Park Improvements – Phase 1
    - Library Boiler Replacement
    - Library Structural Analysis
    - Louie Pompei Park Turf Replacement
- **2024**
    - Facility Condition Assessment
    - Citywide Security Assessment
    - Finkbiner Park Improvements – Phase 2
    - Mauna Loa Water and Street Improvements
    - Bennett Water and Street Improvements
    - Amelia Street Improvements
    - County Club Water and Street Improvements
    - Cumberland- Palomar Water and Street Improvements
    - Finkbiner Park Stormwater Retention Project Design
    - North Glendora Reservoir Replacement Design
    - Street Yard Improvement Design
    - HSIP Traffic Signal Improvements
- **2025**
    - ADA Evaluation and Transition Plan
    - Pavement Management Plan Update
    - Police Department Lobby Improvements
    - Crowther Teen Center Roof Replacement
    - Legion Center Restroom Remodel
    - La Fetra Center Roof Repairs
    - Skate Park Resurface
    - Gladstone Shade Structure & Picnic Site Installation
    - Lone Hill Ave Street Rehabilitation
    - Glendora Ave Water and Street Improvement Design
    - Colorado Ave Water and Street Improvement Design
    - Cypress Water and Street Improvement Design
    - People Movement Project (PMP) / First Last Mile Design
- **2026**
    - La Fetra Reconstruction of Stairs
    - Scout Hut Improvements
    - Gladstone Pickleball Courts
    - South Hills Bike Park
    - San Dimas Wash Urban Trail
    - Finkbiner Park Stormwater Retention Project
    - Colorado Ave Water and Street Improvement Project
    - Cypress Water and Street Improvement Project
    - Verdugo Water and Street Improvement Project
    - North Glendora Reservoir Replacement

    - Sierra Madre and Goddard Reservoirs Improvements
    - Street Name, Gateway, and Wayfinding Program
    - CDBG Curb Improvement Project
    - Annual Slurry, Grind & Overlay Project
- **2027**
    - PMP / First Last Mile, Glendora Ave & Foothill Blvd Improvements
    - Antique Street Lights refurbished and installed on Glendora Ave
    - Fushia Water and Street Improvement Project
    - Upper Gordon Reservoir Improvements
    - Annual Slurry, Grind & Overlay Project
- **2028**
    - Youth Center ADA Bath Remodel
    - Glendora Ave. Water and Street Improvement Project
    - Foothill Blvd Water and Street Improvement Project
    - Milton Water and Street Improvement Project
    - Hidden Springs Reservoir Improvements
    - South Hills West Reservoir Improvements
    - Annual Slurry, Grind & Overlay Project
- **2029**
    - Live Oak Water and Street Improvement Project
    - Annual Slurry, Grind & Overlay Project

Construction Costs vs. General Inflation (1950–2025)

The cost of building and repairing infrastructure has risen faster than general inflation. Construction cost indices (such as ENR's) have increased about 22–25x since 1950, while general CPI has risen around 12x. This divergence means that a dollar goes much less far in construction today.

Modern projects also incur higher costs due to environmental and safety regulations, design standards, and rising material and labor expenses. Even maintaining existing assets is costly – repaving roads or replacing water mains now costs much more than in previous generations, with significant increases over the past five years.



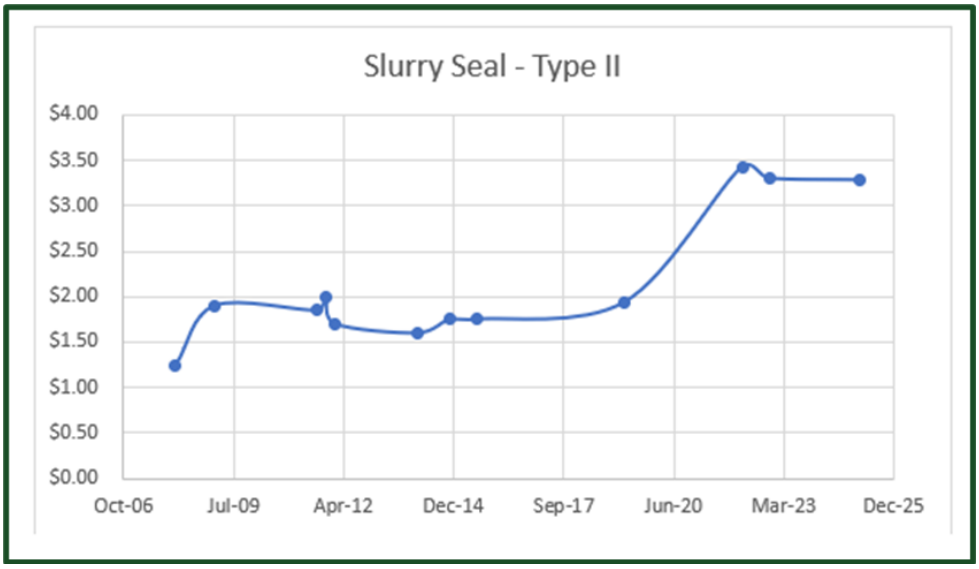
City of Glendora Project Cost Impacts

Staff reviewed completed City street and water infrastructure projects from the past decade and beyond to illustrate how significantly project costs have increased over time.

Slurry Seal Projects

Over the past three years, the cost of slurry seal projects has averaged approximately $3.30 per square yard. This pricing encompasses not only the slurry seal application but also includes additional services such as weed control, crack filling, and the restoration of pavement striping.

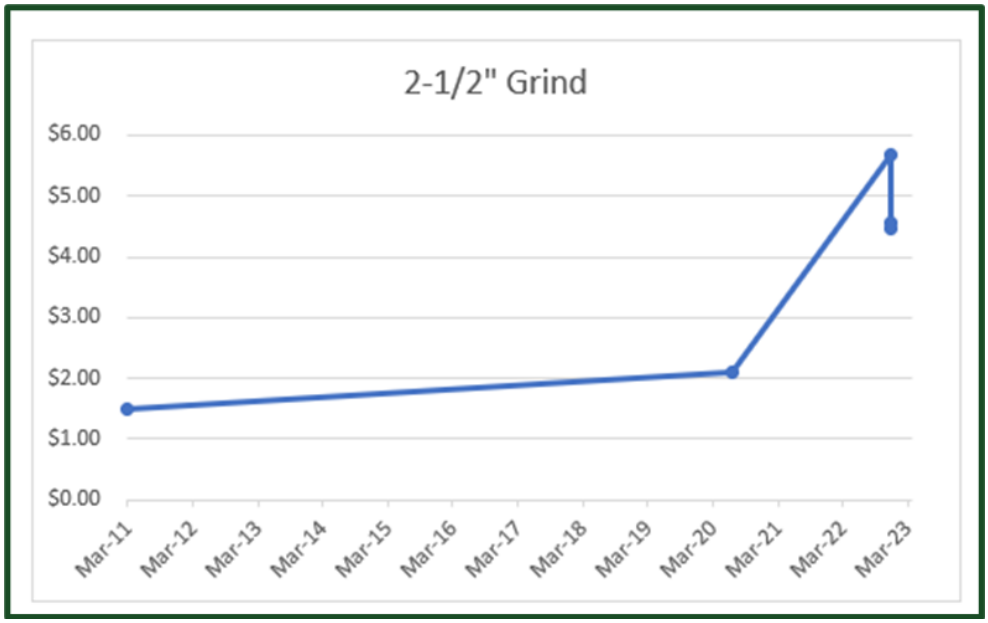
Twelve different slurry seal projects from January 2008 to February 2025 were analyzed to study the trend of the project costs. It is noteworthy that this cost represents a significant increase compared to historical rates. Before mid-2019, the cost of slurry seal projects consistently remained below $2.00 per square yard for over a decade. The rise in costs since mid-2019 reflects a broader trend of increasing construction and material expenses.



Grind and Overlay Projects

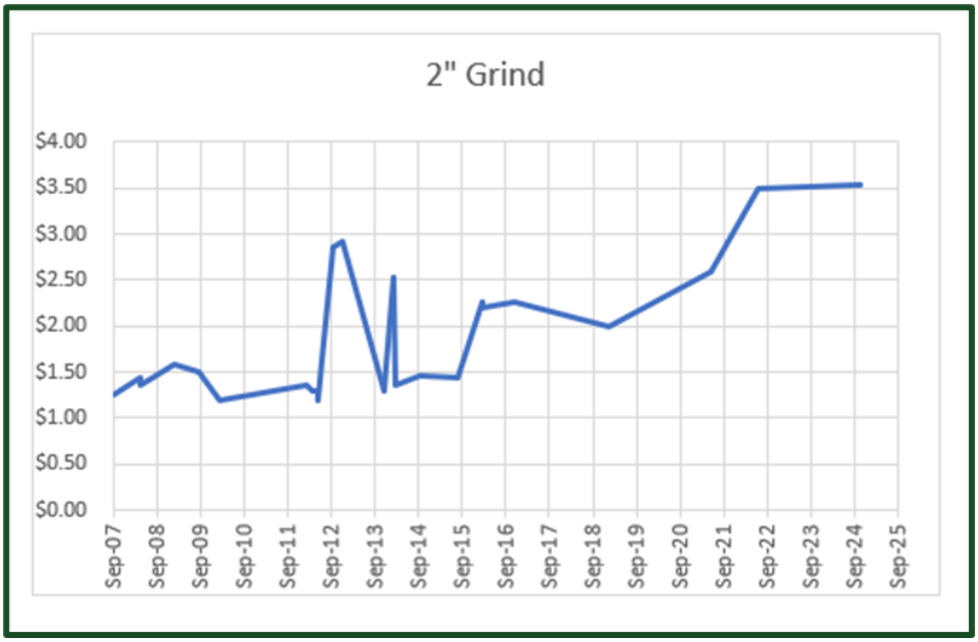
Cities typically conduct pavement rehabilitation projects using a 2-inch or 2-1/2-inch grind, along with localized dugouts. In the past three years, the City of Glendora has completed several major street projects using the 2-1/2-inch grind and overlay method. These projects involved extensive concrete improvements and water main replacement projects.

Over the past two years, the average cost for a 2-1/2-inch grind and overlay project has been approximately $5.00 per square foot. This cost includes not only pavement rehabilitation but also the removal and replacement of damaged sidewalks, curb ramps, and cross gutters, as well as the restoration of pavement striping. For comparison, a similar 2-1/2-inch pavement project completed in 2010 had a grinding cost of $2.10 per square foot. This represents a cost increase of over 100%.

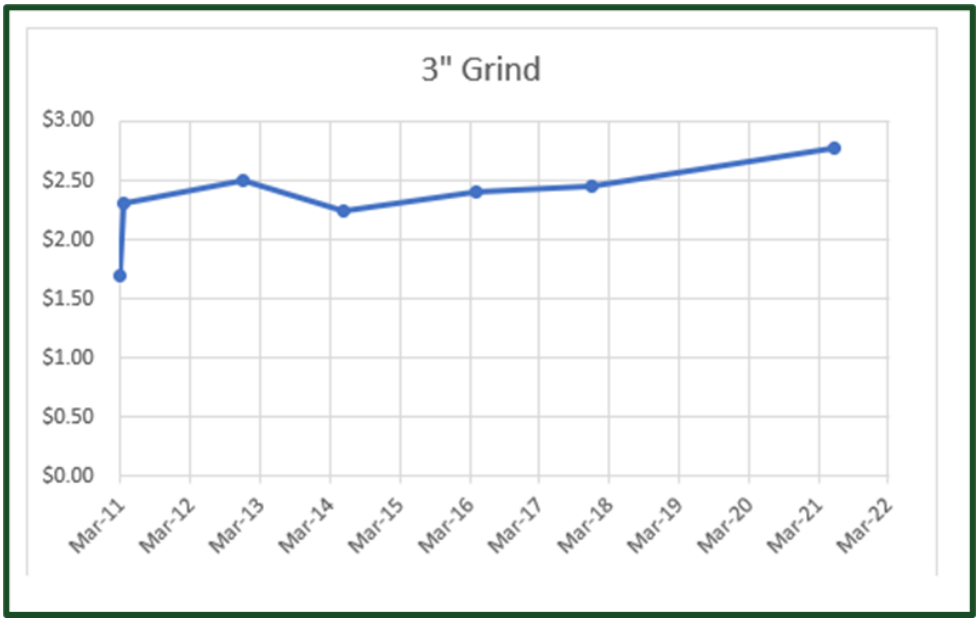


A similar comparison was conducted for the recent 2-inch grind and overlay project against those completed in the past decade. From 2007 to 2016, the City had carried out either a 2-inch grind and overlay or street reconstruction projects. For this analysis, 25 projects from 2008 to 2025 are considered.

The findings reveal a 100% increase in project costs since 2019. The rise in costs since mid-2019 reflects a broader trend of increasing construction and material expenses, as observed before. The abrupt increase in project costs from 2011 to 2016 is due to the addition of deep (6-inch to 9-inch) pavement dugouts.



Data is available for 3-inch grind and overlay from 2011 to 2021 for this comparison. The project carried in June 2021 had a unit cost of $2.77 per square foot. Considering the trend of increasing costs for other grind and overlay projects, today's construction cost is estimated to be around $6.50 per square foot.



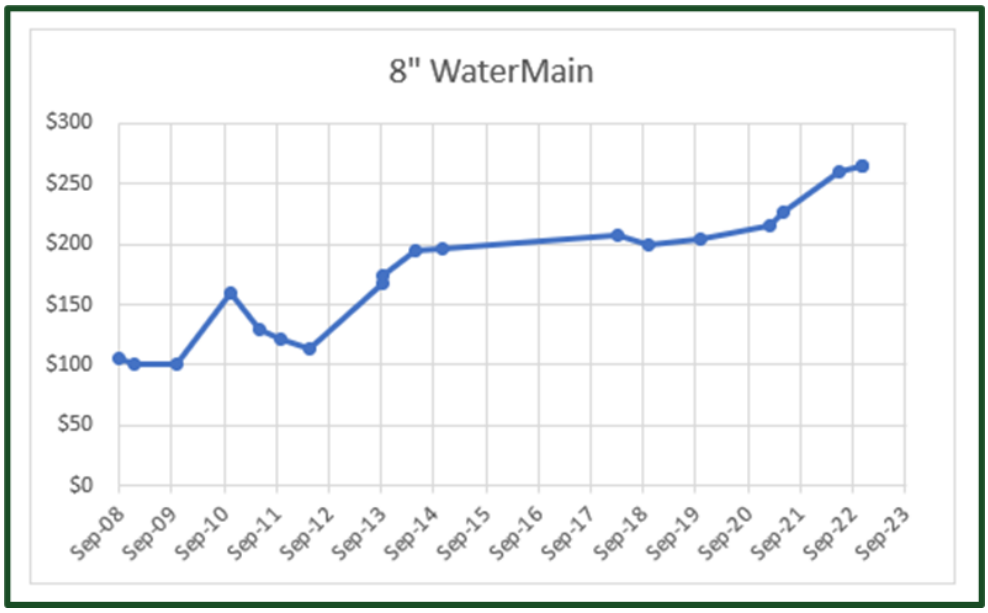
Watermain Replacement Projects

In the City's water distribution system, the water main size varies from 4-inch to 20-inch. For the new water main installation, a minimum size of 8-inch water main is considered. Water mains larger than 8-inch are either replaced with the same size or may be increased as recommended in the latest Water Master Plan.

For this comparison, 19 projects installing 8-inch water mains are considered from 2008 to 2022. It has been observed that the construction cost remained stable from 2014 to 2020. For the recent water main replacement projects, it was decided to package the water main replacement and street rehabilitation projects together to achieve better construction cost efficiency, cause less impacts to the community and increase the longevity of streets by not digging and patching a recently paved street for a water project.

Over the past three years, the cost of the watermain replacement project has averaged approximately $265 per linear foot for 8-inch water pipe. This pricing encompasses not only the water main but also includes installation of fire hydrants, tie-in connections, new service laterals, and the restoration of concrete and landscaping as needed. Street resurfacing projects were carried out after the completion of the water main replacement, resulting in cost savings for the water projects. While this price per linear foot marks a significant increase from 2013 to 2020, it is estimated that if these projects were awarded as water main replacement only, the cost per linear foot could be between $310 to $ 325.

As noted, the $265 per linear foot cost represents a significant increase compared to historical rates. Prior to 2020, when the unit cost of water main projects consistently remained around $200 per linear foot for over seven years. The recent rise in costs reflects a broader trend driven by decreased material availability and rising construction and labor expenses. The data clearly shows that capital maintenance project continue to increase in cost at an exponential rate forcing cities to make difficult decisions about how and where to apply the limited resources that are dedicated to infrastructure maintenance.



As noted previously, the City has spent several years documenting and analyzing the facility and infrastructure needs of the community. Despite significant capital investment over the past five years, total deferred maintenance on City facilities is anticipated to cost approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public. The City is currently working with the DLR Group to build upon the work previously conducted on various assessments of the city facilities, including the Library. The final product will an overview of the civic center changes needed, and how those improvements benefit the community through their access to the government and added amenities for their enjoyment. In addition to design renderings, the final product will include estimated costs for the work. Staff anticipates providing this information to the Library Board, Planning Commission, and City Council in early Fall 2025.

California's cities face a perfect storm of infrastructure challenges: aging systems, funding constraints, restrictive policies, and rising costs. Addressing these issues will require significant investment, policy reforms, and more sustainable growth strategies. Glendora, through the investment of the community via Measures E/Z, successful grant and federal funding campaigns, and strategic use of combined street and water projects, have been able to make generational investments in the community. Unfortunately, these efforts are not enough. Without action, infrastructure decay will continue to affect safety, equity, and economic vitality across the state. It should be noted, these issues are faced nationally, especially in those areas that saw significant growth post World War II.

REVENUES MEASURES TO PAY FOR INFRASTRUCTURE

Attachment F to this report provides a summary of property tax changes, dating from Proposition 13 in 1978 to the failure of ACA 5 in November 2024 and possible future changes under a proposal from the Howard Jarvis Taxpayers Association (HJTA). In summary:

- Proposition 13 (1978) and Proposition 46 (1986) restrict cities' financial flexibility.
- Citizen-led initiatives are a viable financing mechanism which require a lower voting threshold than city sponsored tax or bond measures.
- With the failure of ACA 5 to pass, the challenging environment for city-sponsored infrastructure funding will remain.
- The HTJA submitted two ballot measures to the California Attorney General's Office, which is the first step to prepare a petition to circulate for signatures, in order to place them on the ballot in 2026. Both measures are titled the Save Proposition 13 Act of 2026. Generally, both require 2/3rds vote on all special taxes and eliminate court decisions that have impacted Proposition 13. The only difference between the two measures, is that one provides for retroactivity of every tax measure that does not meet the new rule, the other tax measure does not have this provision.

Measure Origin	Required Approval
City Council-Initiated GO Bonds / Parcel Tax	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes / Parcel Tax	**Simple majority (50% + 1)** voter approval

The August 2024 community survey (Attachment G) on a possible citywide and/or Library specific revenue measure documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). It is unlikely that the City would be able to garner enough support for a City Council initiated facility bond measure; however, should the measure be undertaken through a citizen-led effort, there is an improved likelihood of its passage.

As part of the discussion on March 11, 2025, the City Council asked staff to provide more information on GO Bond Measures and Parcel Tax measures. With the assistance of the City Attorney's Office, two sample ordinances, Attachments H (GO Bond) and I (Parcel Tax), are included. If the City Council chose to move forward with either option, these sample ordinances would be updated to include specifics on amounts charged, methodology for amounts charged, who is charged, allowable uses of funding, and creation of an oversight body.

Below is a summary of the typical differences between a General Obligation (GO) Bond and Parcel Tax ballot measure:

Feature	GO Bond Tax Measure	Parcel Tax Measure
Purpose / Use of Funds	Capital improvements only (e.g., buildings, roads, parks)	Capital projects (e.g. buildings, roads, parks) **and** operating expenses (e.g., maintenance)
Funding Mechanism	Bonds issued and repaid over time	Tax revenue collected directly from parcels
Tax Type	Ad valorem tax based on assessed property value, square footage, parcel type, etc.	Typically, a flat rate or tiered formula per parcel.
Who Pays	Property owners based on tax type	All parcel owners, regardless of value, Exceptions to the tax can include those that meet certain income requirements, etc.
Voter Approval Threshold	2/3 majority for cities (55% for school bonds under Prop 39). Possibility of (50%+1) on a citizen initiative.	2/3 majority under Prop 13 for City Council approved ballot measure 50%+1 for citizen initiative.
Flexibility of Use	Restricted to voter-approved infrastructure projects.	Flexible: Can fund capital projects, programs, maintenance, services, and debt.

Debt Involvement	Yes – city takes on debt and repays it over time.	Proceeds may be pledged to a lease financing or an installment sale financing, associated with a revenue bond or a certificate of participation.
Duration / Term	Typically, 15–40 years	Can be temporary (e.g., 10 to 40 years) or ongoing
Security / Backing	Backed by ad valorem tax levied every year; legally obligated to repay	Optional; funds collected annually

PROCESS TO ADD A PARCEL/GO BOND ON A BALLOT FOR CONSIDERATION OF THE VOTERS

The process for a citizen initiative petition is outlined in the California Elections Code is outlined in Sections 9200-9226 and 9600-9610: http://leginfo.legislature.ca.gov/faces/home.xhtml

It is suggested that petitions be submitted a minimum of 144 days before the election to provide for the processing required by State law, it is estimated that a voter initiated initiative process can take between 12 to 18 months. All requisite processing of the initiative petitions must occur no later than the 88th day before the election to appear on the ballot. This includes verification of signatures, City Council action, and additional publication requirements, among other items.

To qualify for placement on the ballot, 10% of the registered voters of the city (according to the last report of registration by the county elections official) must be gathered. As of the February 2025 Voter Registration Report, there are 35,909 registered voters in the City of Glendora (Attachment J). A Frequently Asked Questions (FAQ) document from Los Angeles County about the citizen initiative process can be found as Attachment K.

For an initiative to qualify for an election ballot, the following statutory requirements apply:

- *Submission Timeline:* Petitions should be submitted a minimum of 134 days prior to the election to allow for legally required processing.
- *Qualification Deadline*: All processing must be completed no later than the 88th day before the election in order for the measure to qualify for ballot placement. This includes signature verification, review by the City Clerk and County Elections Official, City Council action, and any necessary public notifications.
- *Signature Threshold:* Per the Elections Code, proponents must gather valid signatures equal to 10% of the City's registered voters based on the most recent county registration report. As of the February 2025 Voter Registration Report, the City of Glendora has approximately 36,000 registered voters, requiring approximately 3,600 valid signatures for qualification.

To assist residents in navigating the initiative process, the City Clerk's Office has developed a comprehensive, user-friendly guide specifically designed to outline the legal requirements, procedural steps, and best practices for placing a citizen-sponsored measure - on the ballot. The guide includes the following key components:

- *Introduction to the Initiative Process* - An overview of the citizen's right to propose legislation or bond measures and how this right is exercised through the initiative process.
- *Legal Framework and Definitions* - A summary of the applicable Elections Code sections, key definitions (e.g., "Notice of Intent," "circulator," "proponent"), and the legal structure governing initiatives.
- *Notice of Intent and Title Preparation* - Instructions for preparing and filing the Notice of Intent, which is the first official step in launching an initiative. This section also explains how the official ballot title and summary are prepared by the City Attorney.
- *Petition Format Requirements* - Detailed guidance on how the petition must be formatted, including font size, mandatory language, spacing, and signature block requirements to meet state law.
- *Circulation and Signature Gathering* - Practical tips and legal guidelines for circulating petitions and collecting valid signatures, including advice on interacting with voters, preventing disqualification of signatures, and maintaining proper records.
- *Petition Filing and Verification Process* - Step-by-step instructions for submitting the completed petition to the City Clerk, followed by a description of the verification process conducted by the County Elections Official.
- *City Council's Role and Options* - A description of the actions the City Council must take once a petition qualifies for the ballot, including the options to adopt the ordinance without alteration, order a report, or place it before the voters at an election.
- *Election Timeline and Publication Requirements* - A breakdown of statutory deadlines leading up to the election, including voter information pamphlet deadlines, public notices, and impartial analysis preparation.
- *FAQs* - A Frequently Asked Questions (FAQ)
- *Sample Forms and Templates* - Includes a sample Notice of Intent, petition cover pages, circulator declarations, and timelines for easy reference and compliance.
- *Notice of Intention (NOI) Example (Attachment M)*

This guide is intended to provide clarity and empower community members to fully understand the initiative process before committing time and resources to pursuing a ballot measure. It also helps ensure that all procedural steps are met in accordance with California Elections Code and City policies (Attachment L)

FISCAL IMPACT

After decades of underinvestment in streets, roads, and City facilities, the City has invested more than $30 million in water projects, new streets/sidewalks, major park improvements, and facility upgrades over the last two years, and more than $50 million over the last five years. While these generational improvements were necessary and critical to the quality of life in Glendora, the City faces difficult decisions moving forward. In many ways, this is the same conversation the City had in the late 1990's into the early 2000's.

With rapid increases in capital costs since 2020, and the continued deterioration of key facilities (e.g. civic complex, public works yard, etc.), the City Council will need to consider a revenue measure, which could be a facility bond or parcel tax specifically for capital items. The changing landscape of municipal finance post Proposition 13 does not allow the City to fund critical facilities as it previously did, such as the ones in use today (e.g. Library, City Hall, Police Department, etc.).

Over the past three years, the City has funded structural assessments, space planning, and community visioning of key City facilities. With the inability to fund facility needs from existing funding sources, the City will need to meaningfully engage its residents as we consider replacing aging City facilities. Similar to the decisions made by City leaders more than 50 years ago, current leaders may need to ask the community to fund improvements so future generations of Glendorans can experience the same quality of life enjoyed by the existing community and those that came before us.

There is no fiscal impact associated with the recommendations in this report. Based on City Council direction, staff with provide the fiscal impacts of future policy decisions.

ENVIRONMENTAL DETERMINATION

CEQA is not applicable to the recommendations included in this agenda item.

Prepared By	Adam Raymond, City Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Not Applicable
CEQA Review	Not Applicable

ATTACHMENTS:

A. LA Times Article
B. Fiscalization of Land Use White Paper
C. Water Infrastructure Presentation
D. Library Assessment Presentation
E. City Facility Maintenance Assessment
F. Historical Changes to Property Tax
G. Facility Community Survey
H. Sample Ordinance for a GO Bond
I. Sample Ordinance for a Parcel Tax
J. Registered Voters
K. LA County Citizen Initiative FAQ
L. Citizen Initiative Guide
M. Notice of Intent (NOI) Example
N. Presentation

Attachments

A. LA Time Article -Upscale Suburb Warned Its Beauty Is Only Skin Deep.pdf
B. Fiscalization of Land Use White Paper.pdf
C. Water Infrastructure Assessment and Rate Study-Presentation.pdf
D. Presentation Library Assessment, Needs and Funding Options.pdf
E. City Facility Maintenance Needs.pdf
E1. City Facility Maintenance Needs.pdf
F. Revenue Measure Summary.pdf
G. Glendora Facilities Measure Survey 24 Presentation.pdf
H. Sample GO Bond Ordinance.pdf
I. Sample Parcel Tax.pdf
J. Voter Registration Report - Feb 2025.pdf
K. County - Initiative_FAQs.pdf
L. A Guide to Citizen Initiatives - Glendora (Draft).pdf
M. EXAMPLE - Notice of Intent of Circulate Petition Facility Bond Measure.pdf
N. Presentation.pdf

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CALIFORNIA

Upscale Suburb Warned Its Beauty Is Only Skin Deep

By GARIOT LOUIMA

July 5, 2002 12 AM PT

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TIMES STAFF WRITER

It's a fairly well-to-do suburb with multimillion-dollar mansions in the foothills and a bustling commercial center, but Glendora's infrastructure is crumbling, and the city cannot afford repairs.

An independent auditor identified nearly $100 million in repairs needed to the city-owned water system and another $22 million for city streets.

The problem, said analysts with Citigate Associates, is that Glendora has only $15.6 million in reserve and $4 million in a water fund.

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The report, commissioned by the city, did not mention the sewer system, but city officials said they suspect those lines also need major repairs. But they said they have no idea what the work would cost, or where they would find the money.

Citigate's report was an eye-opener to the city of 49,415 in the foothills of the San Gabriel Mountains, 27 miles east of Los Angeles. Commercial and residential development haven't slowed during the economic slump, and the city--with a median household income in the $60,000s--has virtually escaped the increase in violent crime that has happened elsewhere.

But experts say Glendora's current financial difficulties are far from unique among the state's more than 500 cities. Public spending on infrastructure in California has declined more than 75% since the 1960s.

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And since 1978's Proposition 13, which capped property taxes, municipalities all over the state have had a tough time raising money for infrastructure maintenance, said Jeffrey Lambert, president of the California Chapter of the American Planning Assn.

For the most part, Lambert said, cities make piecemeal repairs. If a specific line is leaking, for example, they handle that leak.

"There are several reports out there that suggest the infrastructure needs--not just state roads and dams, but in local cities--there is an overwhelming need for major upgrades," said Steve Preston, chairman of the California Planners Roundtable.

Most cities rely on some state funding for maintenance of arterial roads, Preston said. Cities often allocate revenue from local taxes-- many times a gas tax--to pay for street repairs. Affluent cities such as Glendora sometimes have difficulty finding resources because they often don't qualify for the resources that are out there, Preston said.

When the report, which cost $104,000, was made public in April, many Glendorans scratched their heads in confusion. The report gives 100 areas that local officials should address in the coming years, including adoption of professional standards for several key city jobs.

"The sewer pipes are collapsing, the water pipes are collapsing, the business corridor is virtually a slum, and nothing's being done," said Richard Jacob, a past city councilman who was recalled in a recent special election, along with two others. In exasperation, he added, "This isn't Watts, this is Glendora."

Douglas Tessitor, who sits on the board of directors of the Glendora Republican Club, said most elected officials have long been aware of the infrastructure problems, especially those of the water system, but have been unwilling to act for political reasons.

“The stuff that is out of sight and out of mind that costs money to fix is very easy to defer when there are other, higher profile, sexier demands for money,” Tessitor said.

Idella Cloutman, an 84-year-old grandmother who moved to Glendora in 1933, said, “We’re in pretty bad shape. [The city government] didn’t do anything for 30 years.”

Some officials said they hadn’t been aware of Glendora’s precarious financial state.

“I was surprised that the financial health of the community is not what I expected,” said City Manager Eric Zeigler, who was appointed in May after serving nine months as interim manager.

“When you neglect the physical infrastructure, you, one day, reach a crisis point,” he added. “I don’t think we’ve reached a crisis, but I don’t think we’re at a very healthy place.”

In response to the report, the City Council last month voted 4-1 to impose a development moratorium along Route 66, the city’s main business corridor. Officials said they hope to lift the moratorium, once they have developed a downtown master plan.

The findings of the Citigate report didn’t come as a complete surprise to some officials. In 1995, a report by AKM Consulting Engineers outlined most of the problems with the city’s water system, estimating that improvements and repairs would cost $100 million.

Two years after publication of that report--which became the city’s Water Master Plan--AKM Consulting suggested a 10-year capital improvement program to address the most pressing problems, which included the replacement of key wells and several water mains, totaling $15 million.

Although the city has collected $1.3 million annually since 1999 into a capital improvement fund, less than 20% of those initial improvements have been completed.

Public works director Richard Cantwell said just one of six water mains has been replaced, at a cost of $1 million, and not a single city well has been replaced. “It will take over 70 years at this rate to complete the projects outlined in the Water Master Plan,” the report found.

Other areas of the city’s infrastructure, such as the sewers, still have not been studied.

Glendora owns the sewer lines, but day-to-day maintenance is handled by the Consolidated Sewer Maintenance District of Los Angeles County.

Glendora officials assumed for years that they weren’t responsible for major repairs to the system. That assumption ended in November when the showroom of Glendora Interiors was flooded with raw sewage.

The owner, Annette Nemeth, said the flood caused $86,000 in damages to her office and showroom. The county’s sewer maintenance district has agreed to pay for half of the damages, she said. City officials said they are not responsible. She is considering legal action.

Zeigler said the sewer backup was a wake-up call to him and other officials. Zeigler said he had started asking questions about sewer maintenance and learned “if there is a need for repairs to large portions of the system, the responsibility falls on the city.”

The only problem, he said, is that “there is no identified source of funds to make repairs to the system.”

More to Read

ATTACHMENT B

Fiscalization of Land Use in California Cities: Proposition 13 and Housing Zoning Challenges

Executive Summary

This overview will provide an overview of the fiscalization of land use, driven by California's Proposition 13, and its implications on cities as they strive to meet the state's housing zoning requirements. Proposition 13 significantly curtailed property tax revenues, leading cities to prefer commercial and retail developments that generate higher sales tax revenue. However, recent state mandates requiring increased residential zoning have created a policy conflict, forcing cities to reconcile these competing fiscal and housing demands. Additionally, the rise of online sales and declining commercial centers has further complicated the fiscal landscape, with surviving brick-and-mortar businesses typically offering food, high-end goods, or experiential services.

Introduction

Fiscalization of land use in California cities refers to the municipal tendency to prioritize revenue-generating land uses over residential housing. This prioritization largely stems from fiscal pressures created by Proposition 13, passed and implemented in 1978, which significantly reduced property tax revenues. As cities strive to balance budgets, they have increasingly favored commercial development that contributes substantial sales tax revenues.

Understanding Proposition 13

Proposition 13, approved by California voters in 1978 and enacted immediately, drastically changed property taxation by limiting annual property tax increases to a maximum of 2%, except when properties are sold and reassessed at market value. Although it initially provided significant relief and predictability for property owners, this limitation severely reduced the financial capacity of local governments, historically reliant on property taxes as a stable source of revenue. Consequently, Proposition 13 reshaped the economic incentives underlying municipal land-use decisions.

Impacts on Land Use Decisions

Due to these financial constraints, California cities have increasingly preferred retail and commercial developments to generate necessary sales tax revenues, crucial for funding municipal services such as public safety, infrastructure maintenance, and local amenities. Residential projects have become less appealing because they typically generate lower direct revenue and higher service costs, particularly related to public education, emergency services, and infrastructure. In Glendora, the strain on resources resulted in the Marketplace/Diamond Ridge shopping center and expansion of the auto mall.

Impact of Online Sales and Decline of Commercial Centers

The rapid growth of online retail sales has significantly undermined traditional brick-and-mortar retail, resulting in a notable decline of commercial shopping centers. The reduced viability of traditional retail spaces has further strained municipal budgets already restricted by Proposition 13. Cities now face additional fiscal pressures as previously reliable sales tax revenues diminish. Surviving brick-and-mortar businesses generally fall into categories less affected by online competition, such as restaurants and food services, higher-end or specialty goods stores offering unique products less readily available online, and experiential retail—such as entertainment, leisure, fitness studios, and personal services—that require physical presence.

The City's Economic Development Action Plan highlights several commercial areas that staff is working with ownership to redevelopment: Route 66/Elwood, Grand/Baseline, Foothill/Glendora, and Arrow/Bonnie Cove.

Recent Zoning Mandates by California State and RHNA

In recent years, California has enacted several laws, including SB 375, SB 330, and regulations enforced by the Department of Housing and Community Development (HCD), aimed at addressing the state's housing shortage. These mandates require cities to significantly increase residential zoning and housing densities. Central to these mandates is the Housing Element process, which mandates that cities plan for future housing needs through the Regional Housing Needs Allocation (RHNA) cycle. Cities must identify sufficient land zoned to accommodate state-assigned housing goals across income levels.

The RHNA assigns a specific number of housing units to each jurisdiction, segmented by income levels: very low, low, moderate, and above moderate. These allocations are based on factors such as projected population growth, employment trends, and existing housing needs. HCD oversees this process, ensuring that local governments plan adequately for housing across all income levels.

It's crucial to understand that the RHNA number is not merely a target for housing production but a mandate for planning. Jurisdictions must demonstrate that they have sufficient land zoned appropriately to accommodate the assigned number of units. This involves identifying sites that are available, suitable, and likely to be developed within the planning period. If existing zoning does not allow for the necessary density or housing types, the jurisdiction must undertake rezoning to meet its RHNA obligations.

Noncompliance with these mandates grants the State significant enforcement powers, including monetary penalties, withholding of funding, and overriding local authority by taking control over permitting and development approval processes. Some cities, such as Huntington Beach, have challenged these state mandates, arguing against state overreach into local land use decision-making. However, these challenges have been unsuccessful in superior court and State and Federal appellate courts, reaffirming the State's robust enforcement capabilities.

Glendora received approval for its most recent Housing Element in 2023, which required zoning changes to ensure approximately 2,300 additional residential units could be built over existing housing stock. Since the early 2000's more than 1,000 of these additional units have been zoned in the area surround the future A-Line (Gold) station. The Metro funded Station Area Plan, to be discussed by the Planning Commission on July 1, 2025 and City Council on July 8, 2025, will provide scenarios on how housing units and commercial can be built to support plans the City has had for more than 20 years. As part of the City's Housing Element approval, the City Council and Planning Commission held joint meetings to discuss and approve more than 30 action items needed to meet the various State laws.

Community Input on Housing

The recent 2025 Glendora Community Opinion Survey highlights significant concerns among residents regarding housing affordability and availability. Specifically:

- Approximately 56% indicated a shortage of affordable housing for middle-income families.
- 43% cited insufficient affordable housing for lower-income families.
- Younger residents and renters showed heightened concern about housing affordability gaps.

These findings underscore the urgency for targeted zoning policies and housing initiatives to adequately meet the community's housing needs, aligning closely with the State's housing

objectives and mandates, while finding ways to ensure and improve quality of life for all Glendorans.

Current Challenges for Cities
Cities now find themselves at a critical juncture, needing to comply with state-imposed residential zoning targets, while still grappling with limited revenue opportunities due to Proposition 13 and the decline of traditional commercial retail. The pressure to accommodate more housing, coupled with reduced property tax and sales tax revenues, poses significant financial challenges. This conflict often leads to tension between local fiscal sustainability and state housing policy goals.

Development Trends to Meet Community Preferences
The 2025 community survey conducted by Glendora highlights clear community desires for increased fine dining options, improved shopping experiences, and enhanced road infrastructure. Approximately 60% of residents expressed a need for more fine dining restaurants, while 56% desired additional entertainment options such as movie theaters, arts venues and experiences. Additionally, significant support emerged for better road conditions and increased pedestrian and biking facilities.

Addressing these preferences can be strategically aligned with traditional mixed-use development initiatives or thoughtful linear mixed use (e.g. two blocks of housing with a block of commercial development in a manner that is easily accessible more multiple transit options), integrating residential units with restaurants, specialty retail, and community spaces.

Alignment with the 2025-2027 Strategic Plan
The City of Glendora's recent two-year strategic plan (2025-2027) outlines several goals that dovetail with addressing fiscal and housing challenges discussed herein. Specific strategic goals such as:

- Fostering "SubURBAN Living" through targeted housing density and revitalized commercial areas align closely with state housing mandates and community preferences.
- Strategic emphasis on "Sustainable Infrastructure," particularly improving streets and connectivity, matches community survey responses advocating for infrastructure improvements.
- Encouraging development and betterment of quality of life by showcasing "Glendora as a Destination" to attract visitors through strategic marketing, promotion of local businesses, and enhanced connectivity for a seamless destination experience.

Strategies and Policy Recommendations
Addressing thesel challenges requires innovative strategies. Generally, cities have considered:

- Diversifying municipal revenue streams, including exploring taxes and fees beyond traditional sales and property taxes. The Glendora community has responded with the passage of Measures E/Z. The City is also exploring options for city facility and infrastructure projects. Historically, the City has not supported the creation of development impact fees or community service districts.
- Advocating state-level legislative reforms or amendments to Proposition 13, allowing periodic reassessment of commercial properties, thus increasing municipal revenues without significantly impacting residential property owners. Glendora supports its business community and property owners. If legislation is proposed, Glendora would need to understand the impacts to the community before supporting similar legislation.
- Encouraging mixed-use developments that blend residential units with commercial space, thereby balancing revenue-generation with housing provision. With the adoption of the

recent Housing Element (2023), Arrow Highway Specific Plan (2019), and recent discussions around the future A-Line Station and Village, the City's planning efforts are already underway.

- Promoting regional cooperation among neighboring jurisdictions to pool resources, share revenues, and coordinate zoning and housing strategies to collectively address regional housing and fiscal issues. Glendora has taken a regional leadership role with the San Gabriel Valley Council of Governments – individuals have seats on the Executive Committee/Governing Board, Housing Trust, and Planning/City Manager/Homelessness/Transportation Technical Advisory Committees. The City is always looking for ways to partner with other agencies for the betterment of Glendora.
- Supporting retail and commercial sectors less vulnerable to online competition, focusing on experiential, specialty, and local niche businesses. With the adoption of the Economic Development Strategic plan in 2024, Glendora is working on tfools to support our business community for future growth and development.

Conclusion

The fiscalization of land use driven by Proposition 13 has profoundly influenced zoning decisions within Glendora and all California cities, particularly under new state mandates for increased housing production. Coupled with the rise of online sales and the decline of traditional retail centers, cities face intensified fiscal and developmental pressures. It has been almost 25 years since the adoption of the Route 66 Specific Plan, and eight years since the rollback of certain development incentives in the same area. Over the last five years, Glendora has taken a proactive approach to study current development trends, digest State mandates, and understand community concerns and wants. The City is prepared to make impactful development decisions to improve upon the high quality of life enjoyed by Glendorans.

Reference Table of Articles:

Article Title	Author(s)	Year	Journal / Publisher
"Fiscalization of Land Use in California"	Lewis & Barbour	1999	Public Policy Institute of California
"The Impact of Proposition 13 on Land Use"	Chapman, Jeffrey	2001	Urban Land
"Land Use, Fiscal Policy, and Prop 13"	Fulton, William	2005	California Planning & Development Report
"California's Housing Crisis and Zoning Reforms"	Manville, Michael	2020	UCLA Lewis Center
"Reforming Proposition 13: Impacts on Housing"	O'Sullivan, Arthur	2021	Journal of Urban Economics
2025-2027 Strategic Plan	City of Glendora	2025	
2025 Community Survey	True North Research	2025	

Water Infrastructure Assessment and Rate Study

Public Works

City Council
September 12, 2023
Chisom Obegolu, Assistant Public Works Director
Marie Ricci, Administrative Services Director

CityOfGlendora.org

Discussion Agenda

- Existing System Assessment
- Proposed Water Rate Adjustments
- Customer Impact
- Next Steps

Rate Study Goals and Objectives

- Fair and equitable
- Fund CIP and O&M
- Defensible
- Revenue stability and predictability
- Affordability
- Promote Water Conservation

Legislative History and Previous Actions

- November 1996: State adoption of Prop 218
- July 2016: Last rate study and adoption by Glendora
- May 2018: State adoption of AB 1668 / SB 606 – Water Conservation
- January 2021: Last water rate adjustment
- April 2023: Completion of Water Infrastructure Assessment

Glendora's Water System

- Service Area: 11 Sq. Miles
- Population of 45,551
- 13,500 Customer Meters

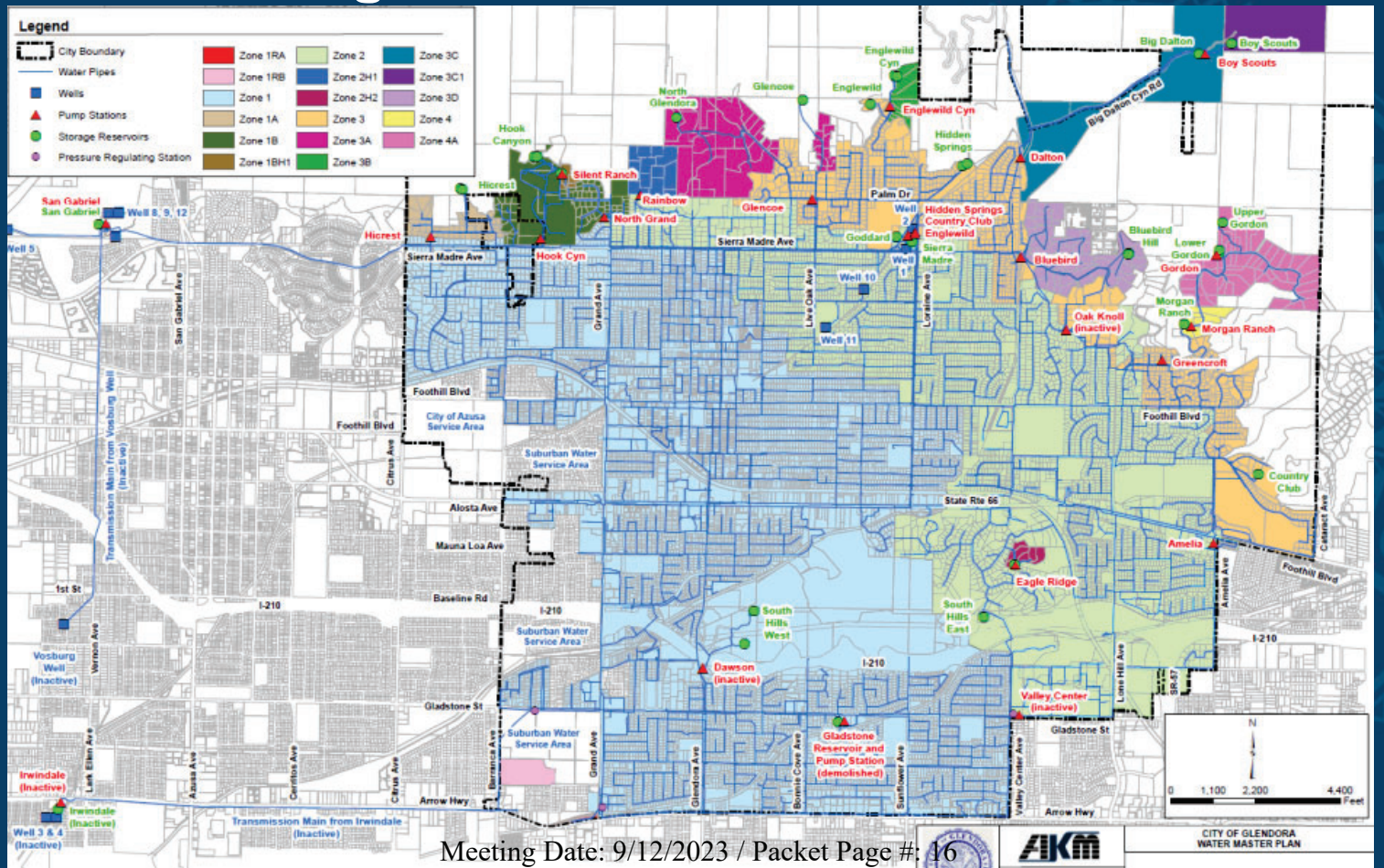
Water System

- 210 miles of water mains
- 8 Active wells
- 29 Reservoirs
- 20 Booster Stations
- 2 Disinfection Plants

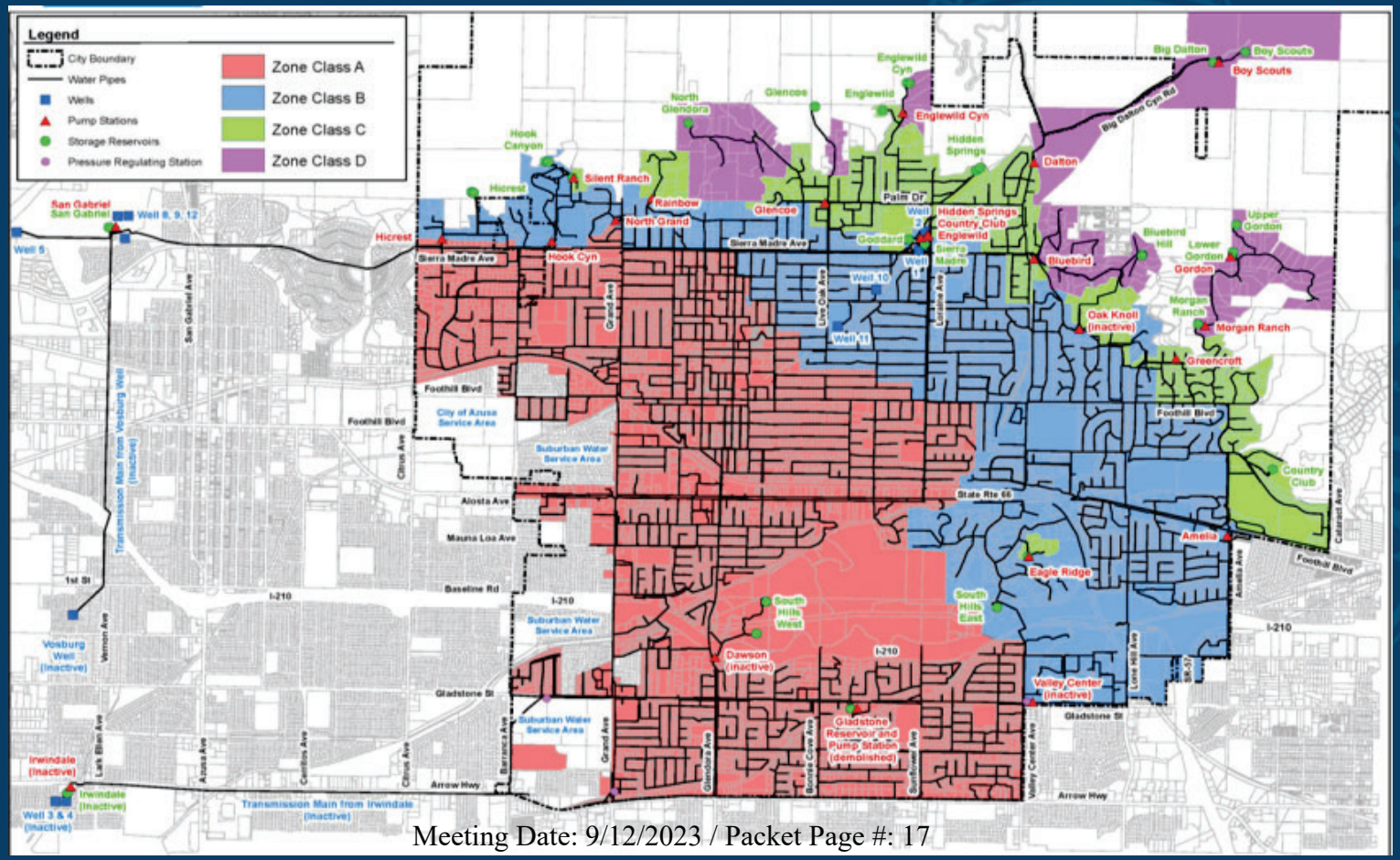
Glendora's Water Supply

- 90-95% local groundwater from the Main San Gabriel Basin
  - Pumping rights
  - Basin EI: 227.4 ft as of September 1, 2023
    - 43 ft increase from last year or 344,000 Acre-feet of water *(1 AF = 326,000 gals)*
- 5-10% imported from Metropolitan Water District ("MWD")
- Western states water supplies challenged by prolonged drought

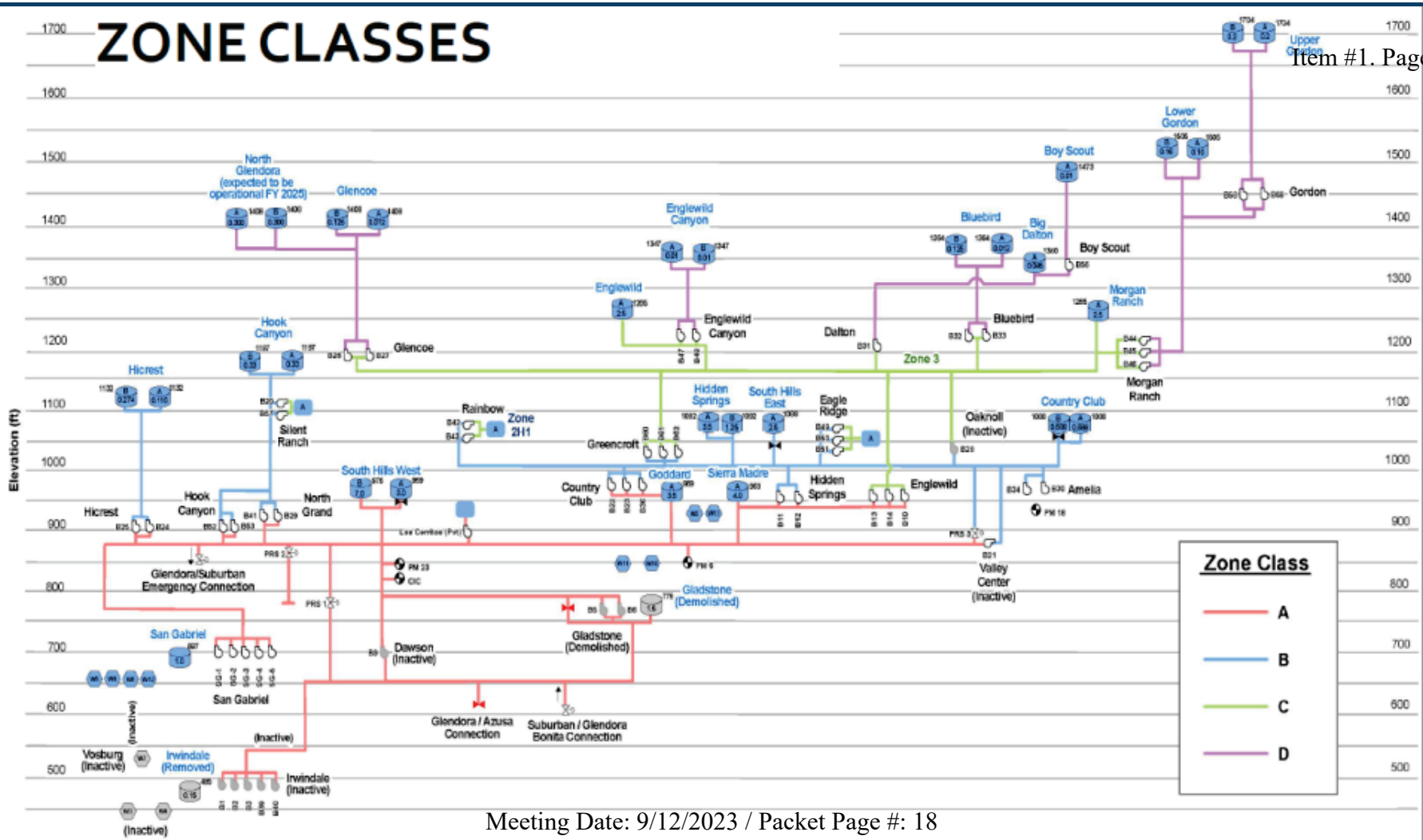
Existing Pressure Zones – 17 Zone Classes



Proposed Pressure Zones – 4 Primary Zone Classes

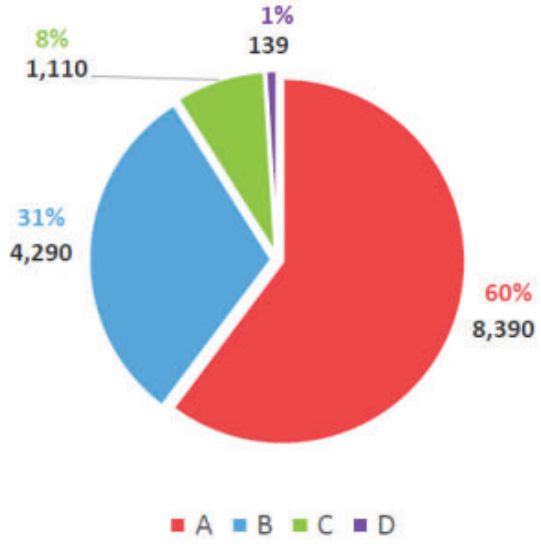


ZONE CLASSES



Total Facilities by Zone Class

METER COUNT BY ZONE CLASS (TOTAL 13,929)

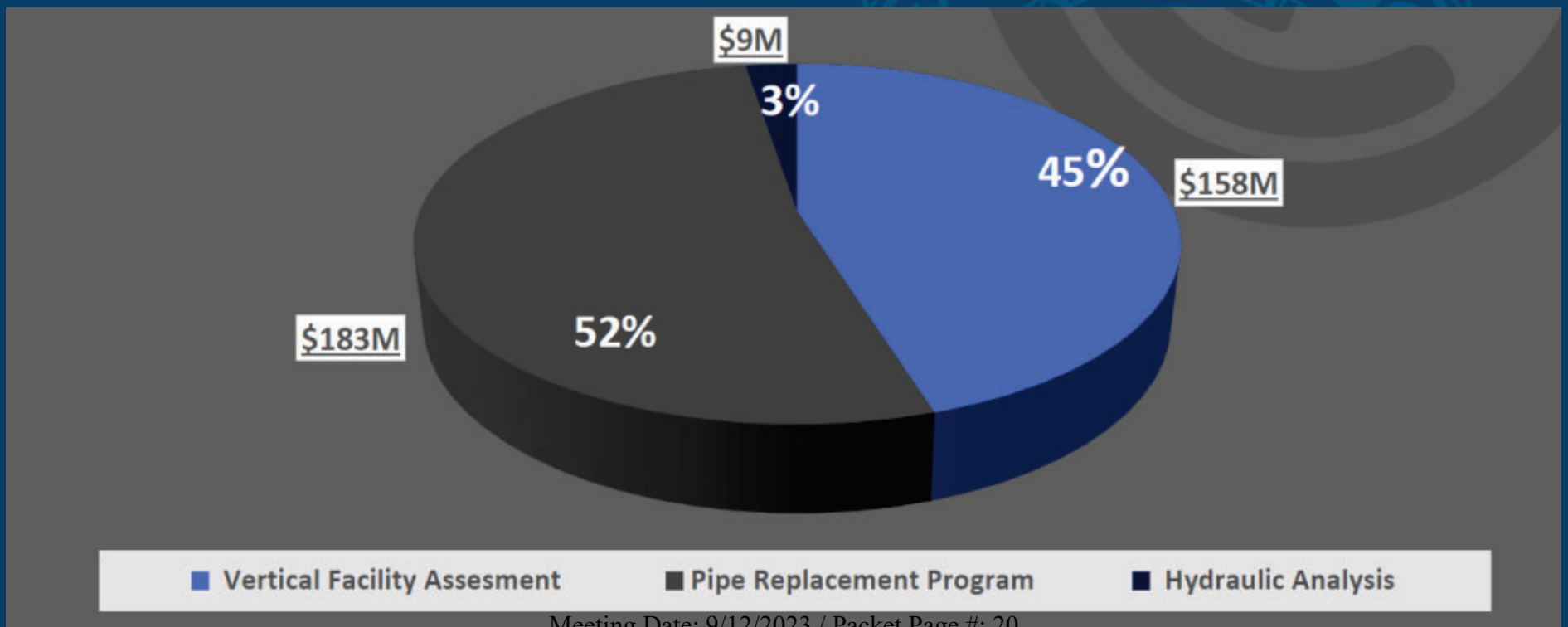


Total Facilities: Wells, Pumps, & Reservoirs

CUMULATIVE FACILITIES SERVING ZONE CLASSES

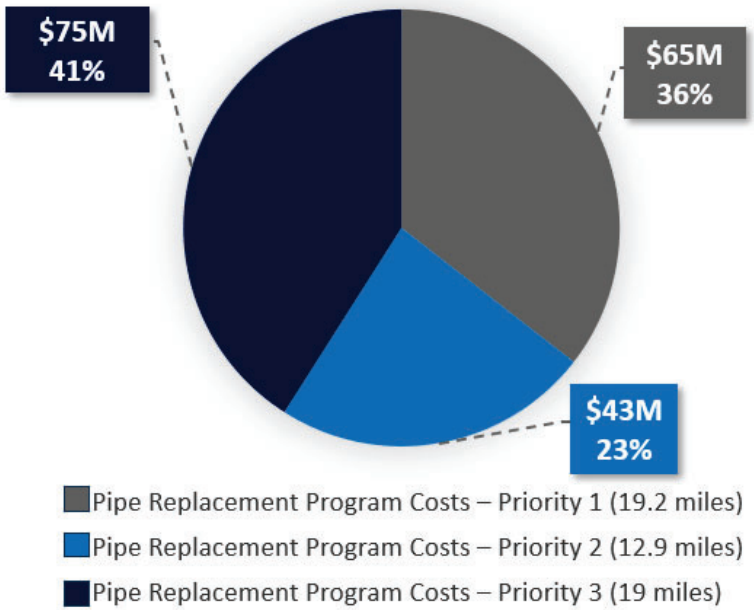
Water Master Plan- CIP Components

Total Proposed CIP: $350M

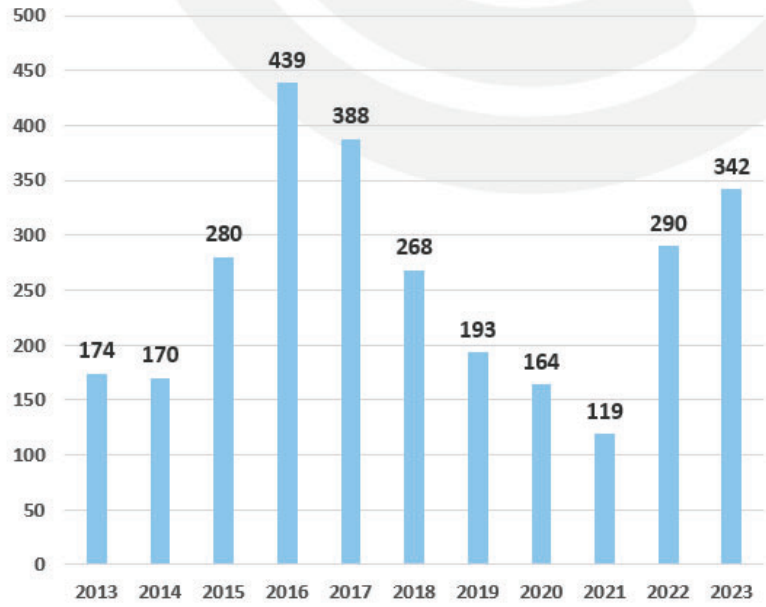


Pipeline Replacement Program ($183M)

Estimated Pipe Replacement Program Costs by Priority



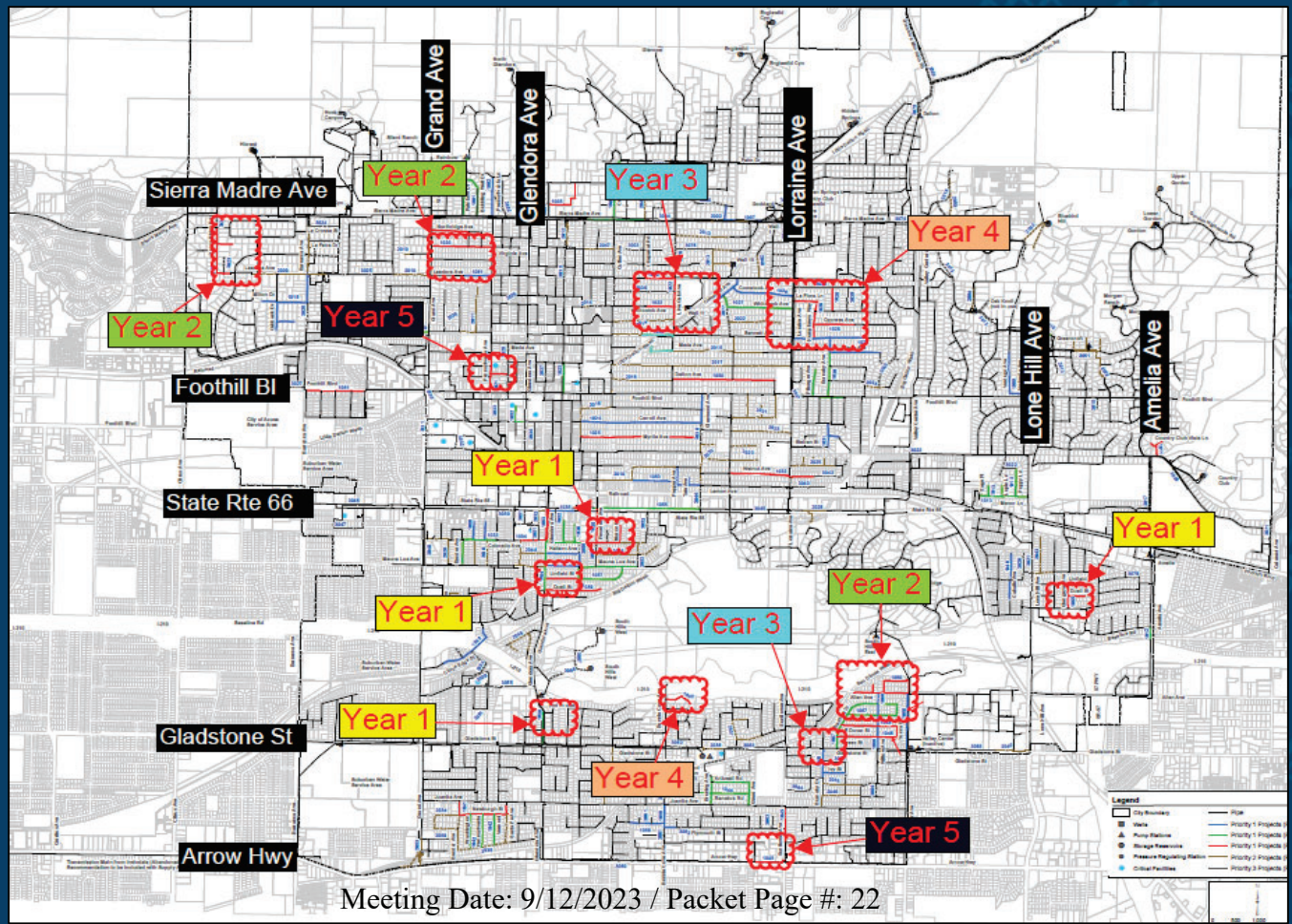
Number of Main Breaks per Year



As of June 30, 2023

National avg for pipe break per 100 miles of pipe per year = 18 - 27 (AWWA)
Glendora avg: 42-54 Pipe breaks

Proposed Pipeline Replacement Projects (Years 1 - 5)



Vertical Facility Condition Assessment ($158M)

North Glendora Reservoir

North Grand Pump Station

Well 12

Hydraulic Improvement ($9M)

- 17 Hydrant Installations
- 2.31 miles of pipeline improvements
- Recommended 11 independent assessments
  - Need for increases reservoir storage
  - Need for additional pump capacities

Upper Gordon Reservoir A
Detailed hydraulic Study recommended

Water Rate Adjustments

Water Fund Budget FY 2024

Revenues	Expenditures	Loss
$23,177,875	$26,207,459	($3,029,584)

- Water Charges
- Purchased Water
- Energy

- Operations & Maintenance
- Replenish/Import Water
- Energy
- Debt Service
- Capital Improvement

- Reserves are used to balance the budget

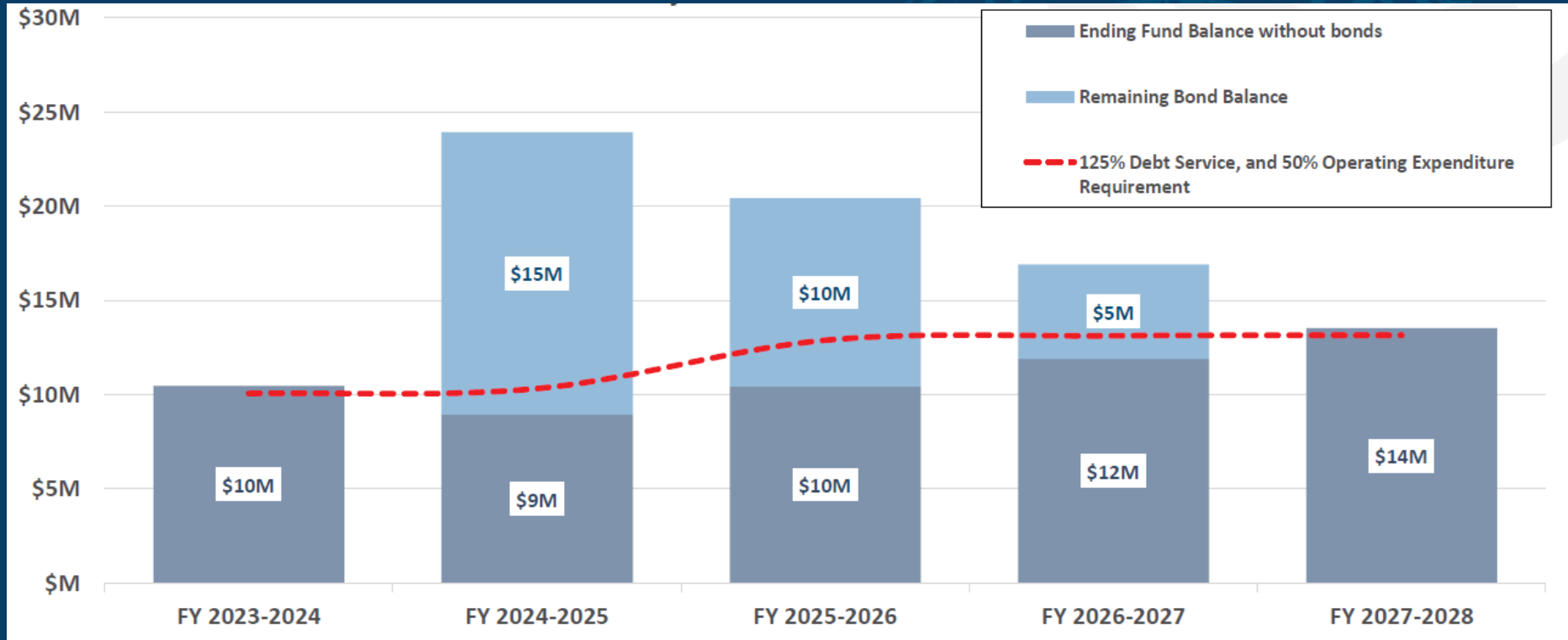
Water Fund Budget Detail

Revenues	Amount
Water Charges	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Total Revenues	**$23,177,875**

Expenditures	Amount
Operations & Maintenance	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Debt Service	$2,584,222
Capital Projects	$3,000,000
Total Expenditures	**$26,207,459**

How a dollar is spent

Water Fund Balance (Reserves)



Elements of the Water Rate

Consumption Charge ($/ccf)	Volumetric charge that covers water delivered and portions of the CIP and O&M
Elevation Charge ($/ccf)	Volumetric charge that covers energy
Meter Connection Charge ($/Bi-Month)	Fixed charge that covers meter maintenance and customer service, portions of debt service, salaries, and benefits

Consumption Tiers

Meter Size (inches)	Current		Proposed			
	Tier 1 (CCF)	Tier 2 (CCF)	Tier 1 (CCF)	Tier 2 (CCF)	Tier 3 (CCF)	Tier 4 (CCF)
5/8	0-38	> 38	0-12	13-38	39-76	> 76
3/4	0-38	> 38	0-12	13-38	39-76	> 76
1	0-67	> 67	0-18	19-67	68-134	> 134
1 1/2	0-134	> 134	0-42	43-134	135-268	> 268
2	0-220	> 220	0-64	65-220	221-440	> 440
3	0-838	> 838	0-181	182-419	420-838	> 838
4	0-1316	> 1316	0-181	182-658	659-1316	> 1316
6	0-4682	> 4682	0-328	329-2341	2342-4682	> 4682
8	0-4682	> 4682	0-328	329-2341	2342-4682	> 4682

Consumption Rates

		Consumption Rates ($/CCF)				
		Tier 1	Tier 2	Tier 3	Tier 4	Annual % Increase
Current		$ 2.98	$ 4.90	N/A	N/A	
Proposed	Year 1	$ 1.75	$ 2.68	$ 3.61	$ 4.54	
	Year 2	$ 1.80	$ 2.76	$ 3.72	$ 4.68	3%
	Year 3	$ 1.86	$ 2.84	$ 3.83	$ 4.82	3%
	Year 4	$ 1.91	$ 2.93	$ 3.94	$ 4.96	3%
	Year 5	$ 1.97	$ 3.02	$ 4.06	$ 5.11	3%

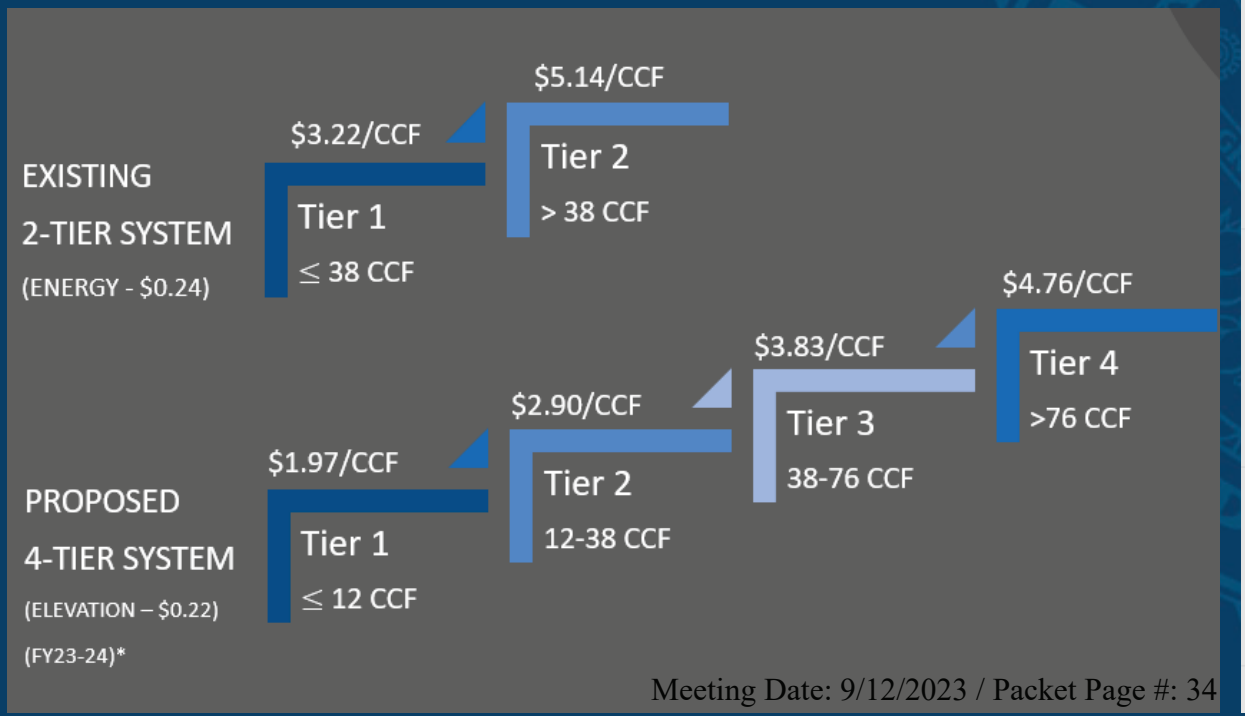
Elevation Charges

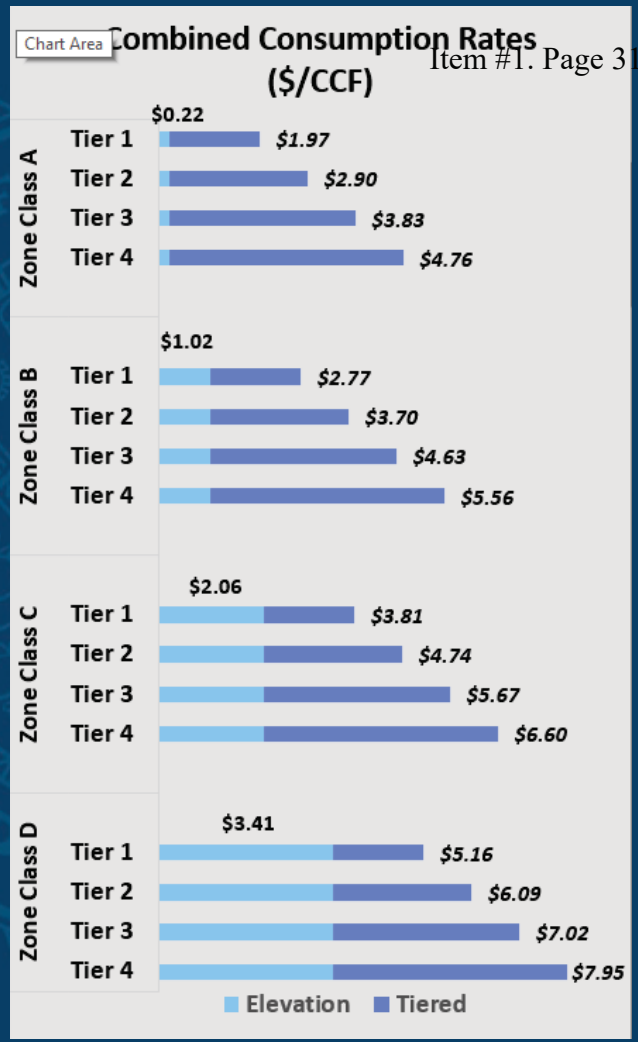
All Meter Sizes

		Elevation Rates ($/CCF)				
		Zone Class A	Zone Class B	Zone Class C	Zone Class D	Annual % Increase
Current		$ 0.24	$ 0.36	$ 0.58	$ 1.41	
Proposed	Year 1	$ 0.22	$ 1.02	$ 2.06	$ 3.41	
	Year 2	$ 0.23	$ 1.06	$ 2.13	$ 3.52	3%
	Year 3	$ 0.24	$ 1.10	$ 2.20	$ 3.63	3%
	Year 4	$ 0.25	$ 1.14	$ 2.27	$ 3.74	3%
	Year 5	$ 0.26	$ 1.18	$ 2.34	$ 3.86	3%

Proposed Water Rates

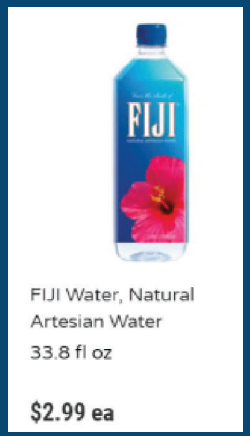
5/8” & 3/4” Customer in Zone Class A





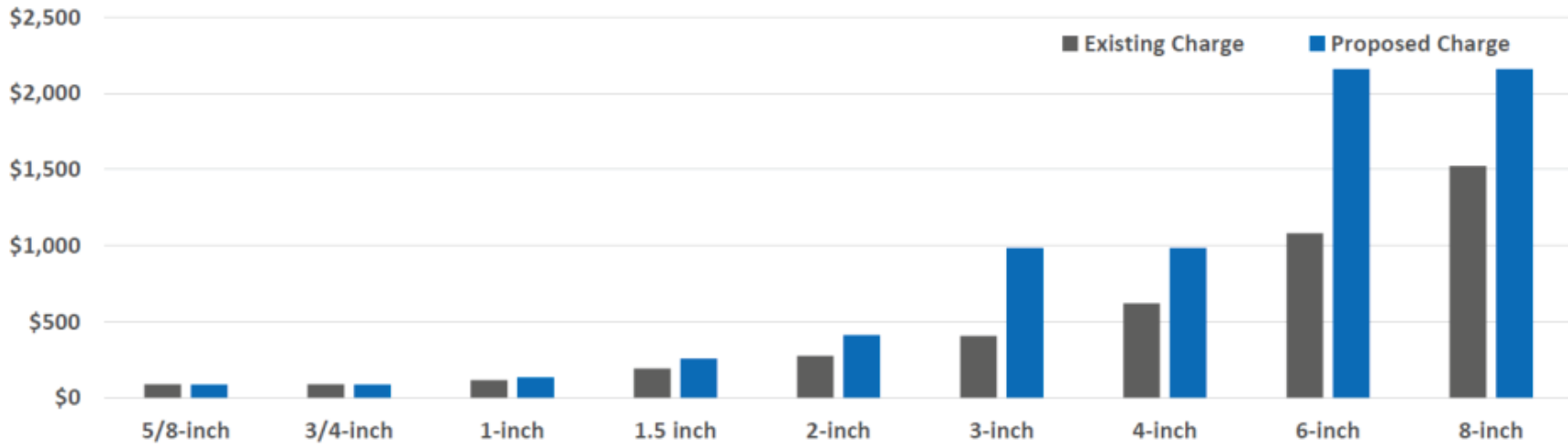
What is a “Billing Unit”

- 748 Gallons



Meter Connection Rates

All Zone Classes



	5/8-inch	3/4-inch	1-inch	1.5 inch	2-inch	3-inch	4-inch	6-inch	8-inch
Existing	$88.57	$88.57	$115.14	$191.20	$274.57	$407.43	$620.04	$1,080.63	$1,523.49
Proposed	$85.38	$85.38	$134.23	$257.07	$413.67	$984.31	$984.31	$2,160.61	$2,160.61
# Meters	639	10,982	1,369	392	468	32	30	6	11

Next Steps

Council Workshop NO.1 Sept 2023
Proposition 218 Notice mailed Oct 2023
Community Workshop (Oct 2023)
Public Hearing (Nov 2024)
Implementation (Jan 2024)

Recommendations

1) Adopt the Water Master Plan,

2) Provide direction for the consideration of water rates and fees

Discussion of Library Structural Assessment, Visioning, and Funding Options

Library and City Manager's Office

City Council
January 9, 2024
Janet Stone, Library Director and Adam Raymond, City Manager

CityOfGlendora.org

OVERVIEW

- Current Library building
- Building to serve another 35 to 50 years
- Political and fiscal environment

CURRENT LIBRARY BUILDING

- Timeline of Building
- Political Partnerships and Disagreements
- Public Finance and Local Control

1955 – LIBRARY BOND BALLOT MEASURE

RESOLUTION NO. 1182

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, STATING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF THE SPECIAL BOND ELECTION HELD NOVEMBER 29, 1955.

BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $185,000 for the purpose of the acquisition and construction by said city of a certain municipal improvement, to wit: a public library building together with landscaping and off-street parking facilities therefor and including the acquisition of all furniture, furnishings, equipment and other property necessary therefor?

Consolidated Voting Precinct	Yes	No	Total
A	286	597	883
B	133	290	423
Total Votes in Precincts	419	887	1306
Absentee Votes	8	6	14
Total Votes Including Absentee Vote	427	893	1320

32% (yes) / 68% (no)

1965 – POLICE BOND BALLOT MEASURE

RESOLUTION NO. 65-064

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DECLARING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF SPECIAL BOND ELECTION HELD IN SAID CITY ON JUNE 8, 1965.

PUBLIC SAFETY BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $790,000 for the purpose of the acquisition and construction by said city of the following municipal improvements (said improvements having been approved by the City Planning Commission on April 20, 1965 and by the City Council of said city on April 20, 1965, as constituting a City Plan), to wit: (a) a building to provide quarters for the police department and city jail, with vehicle parking therefor and the planting and landscaping of grounds, and the acquisition of furniture, furnishings, equipment and other property necessary therefor; and (b) additions to the fire fighting system of the city, including a fire headquarters station and one fire substation, and including the planting and landscaping of grounds and vehicle parking therefor, and including the acquisition of any real property, furniture, fixtures, apparatus, equipment and other property necessary therefor?

PRECINCT	YES	NO	TOTAL
I	216	34	250
II	227	54	281
III	226	35	261
IV	293	43	336
V	221	23	244
VI	227	24	251
VII	265	44	309
VIII	155	31	186
IX	173	22	195
X	170	24	194
XI	151	36	187
XII	136	21	157
Totals in Precincts	2460	391	2851
Absentee Votes	19	2	21
Total Votes Including Absentee Votes	2479	393	2872

86% (yes) / 14% (no)

BACKGROUND

- 1967 and 1968
  - New library facility project gains momentum
  - Library expansion is a continual process
    - Reading Room
    - City Hall Space (1912)
    - City Hall Annex (1930)
    - City Hall Annex Expansion (1955)

BACKGROUND

- 1968 and 1969
  - Annexations, population growth, school impacts
  - Library space needs to be solved by a new building
  - City's new 1990 General Plan, anticipates:
    - Population growing from 30,000 to 80,000
    - Student enrollment growing from 9,175 to 25,350

1968 Letter From City to GUSD

A SUMMARY OF MAJOR BENEFITS PROJECTED TO BE AVAILABLE TO THE GLENDORA UNIFIED SCHOOL DISTRICT AS A RESULT OF ITS PARTICIPATION IN THE JOINT POWERS AGENCY WITH THE CITY OF GLENDORA FOR THE PURPOSES OF CONSTRUCTING A PUBLIC LIBRARY FACILITY

With the population increase, the information explosion and the dearth of funds available to schools at this time, an increasing number of school districts are being gradually forced to re-direct their students and teachers from their own school-operated, inadequately-equipped and stocked libraries to the cities' public library facilities for both basic and in-depth research materials. This development has been accepted as a permanent situation by many librarians and is considered a challenge that must be met and surmounted.

The aforementioned situation is especially valid in the Glendora Planning Area. 9,175 students presently attend the thirteen schools administered by the Glendora Unified School District. The Gruen Associates Glendora, California General Plan, 1990 projects a 1990 student population for the Planning Area of 25,350. A study made by the Glendora Planning Department indicates that 85% or 21,547 of these 25,350 students will be attending schools in the Glendora Unified School District.

BACKGROUND

- February 1969
  - City Council authorized City Manager to apply for library grant funds to build a new facility
  - City Council calls for a general obligation library bond measure should the funds be awarded ($785,000)

BACKGROUND

- September 1969
  - City Council updated on Library financing
  - City Council cancels election for library facility bonds, citing bond market uncertainty and uncertain tax law litigation (e.g. 2/3 vs 50 +1)
  - City Council hires a financial consultant and authorizes architect to continue work

BACKGROUND

- November/December 1969
  - State/Federal funding denied
  - City moves forward with “ultramodern” library design
    - 28,000 sqft, down from 33,000 sqft
    - Approximately $1.1 million including design, land acquisition, and furnishings
    - Anticipated to serve the City for 35 years

BACKGROUND

- Late 1969 through early 1970
  - Effort by a Mrs. Everett Cloutman, to require a vote to issue bonds to build a new library
    - Petition gathered 1,136 signatures, required 1,376 signature.
    - Supported by one Councilmember (Isensee)

BACKGROUND

- July 1970
  - Creation of Glendora Library Authority
    - Joint Powers Authority between City and Glendora Unified School District
    - Ability to issue debt
    - Acknowledgement of growing school population

BACKGROUND

- October/November 1970
  - City Council approves “Glendora Library Ground Lease” and “Glendora Library Sublease”
    - Agreement with Glendora Library Authority
    - Term coincides with issuance of bonds
    - Payment is equivalent to debt service ($81,000/year)

BACKGROUND

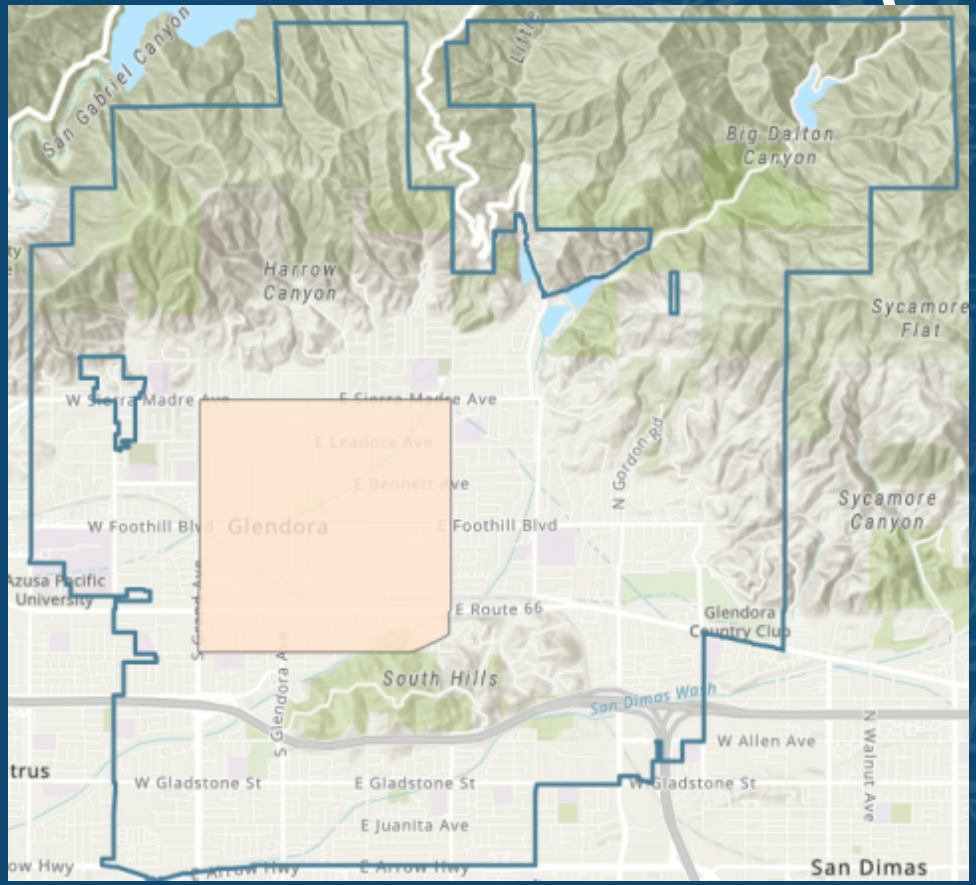
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

- November 1970
  - Groundbreaking
- February 1972
  - Grand opening and dedication of Library

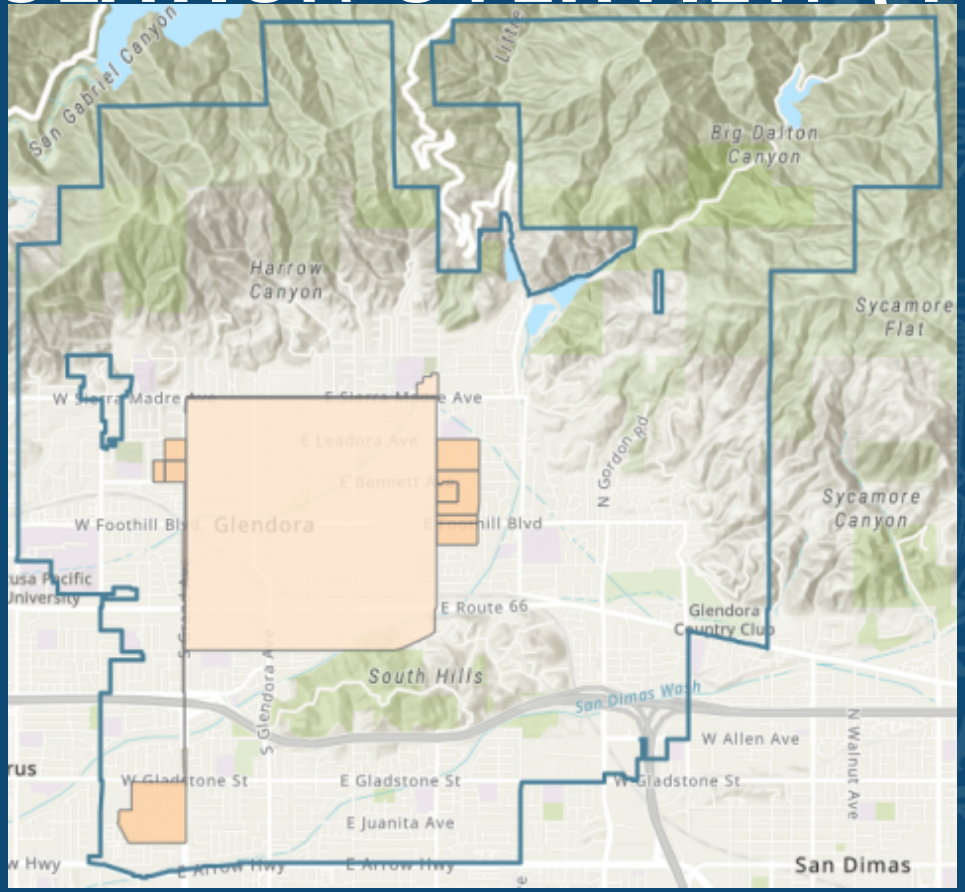
POPULATION OVERVIEW (1911)

700



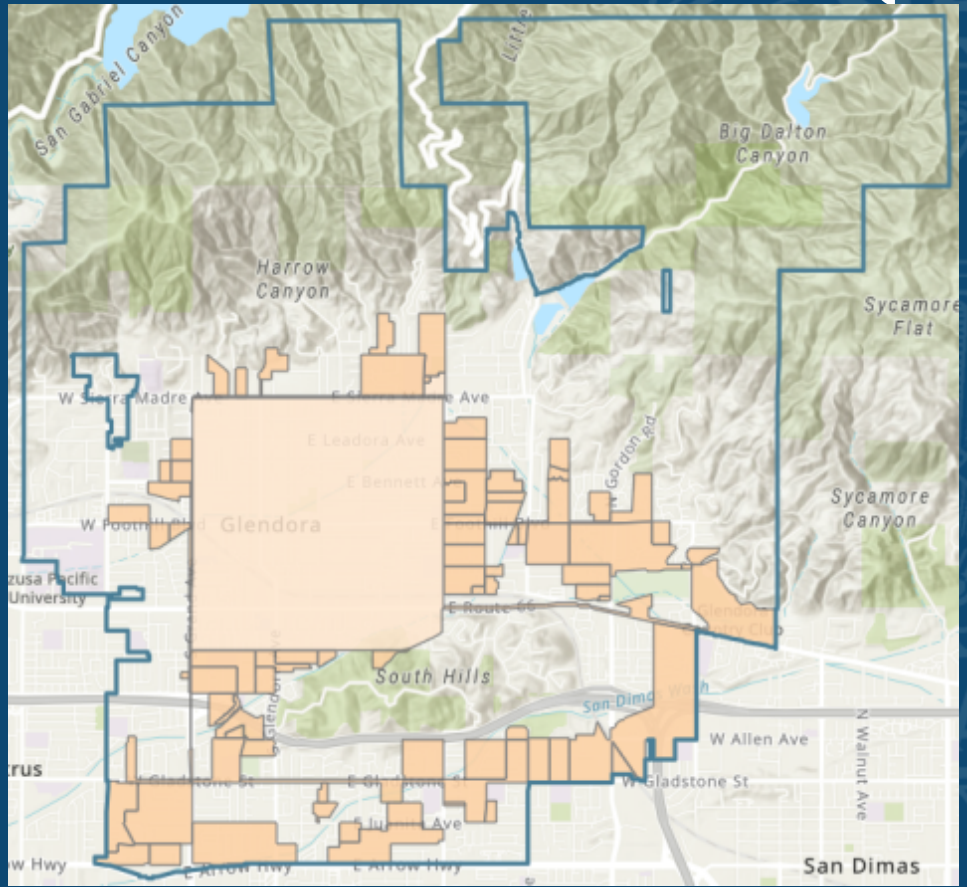
POPULATION OVERVIEW (1950)

3,988



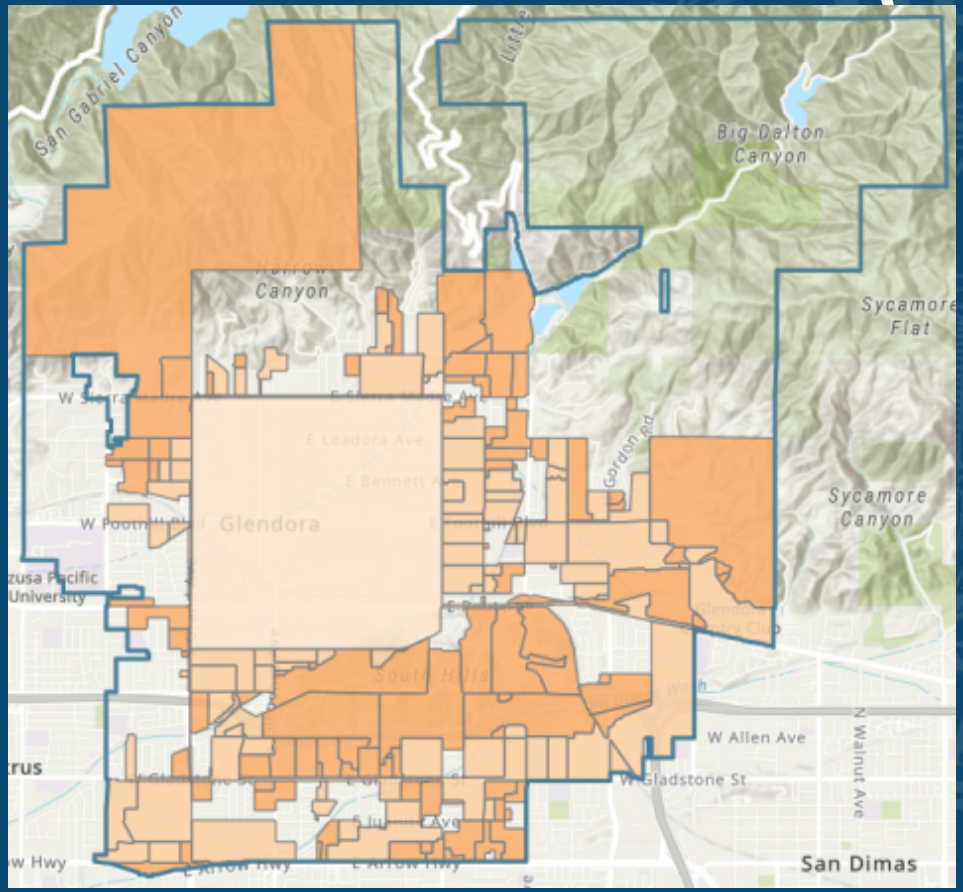
POPULATION OVERVIEW (1960)

20,752



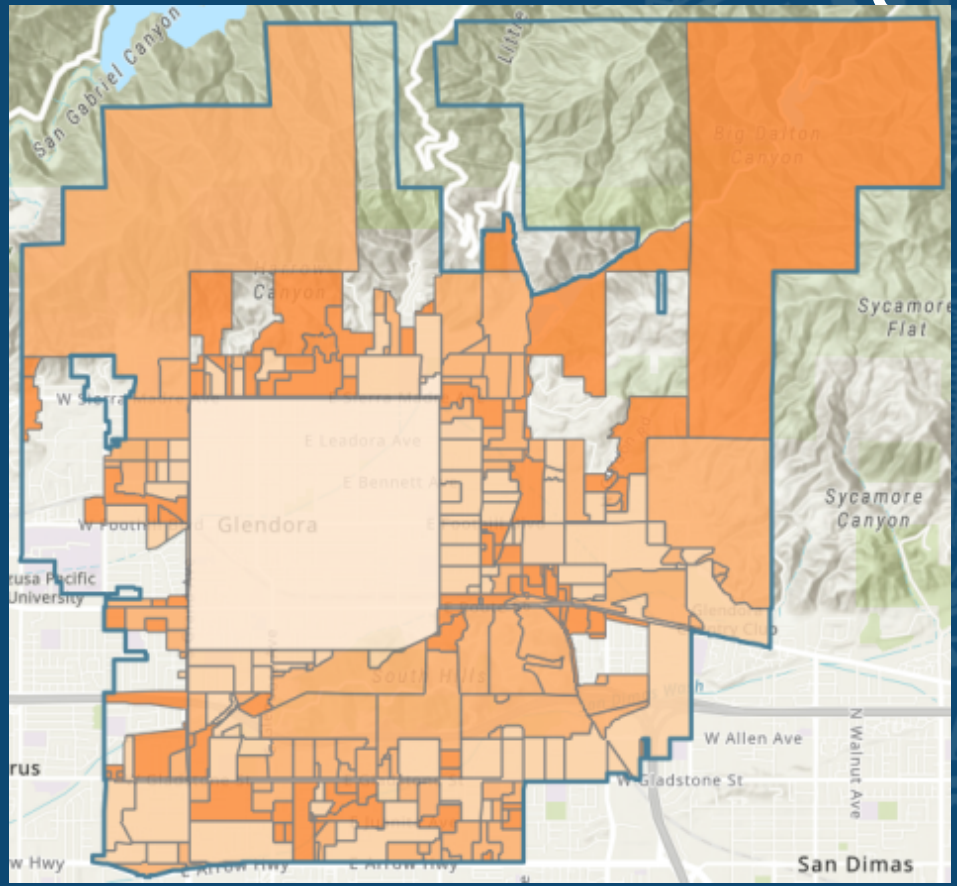
POPULATION OVERVIEW (1970)

31,380



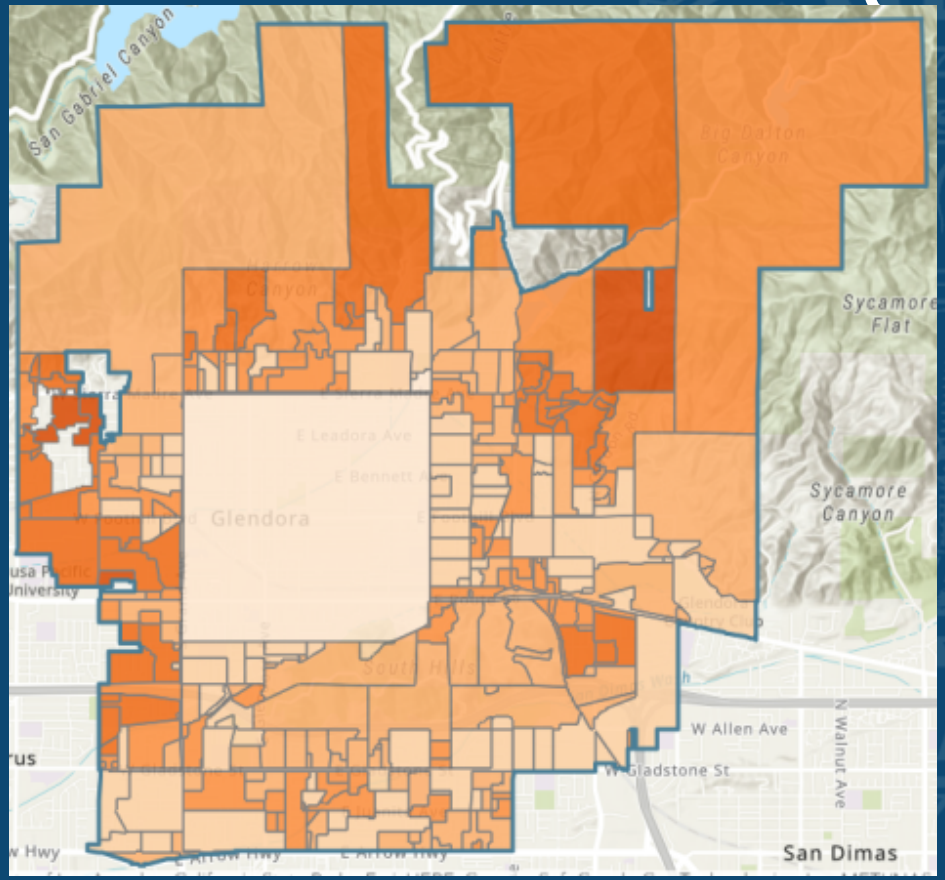
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

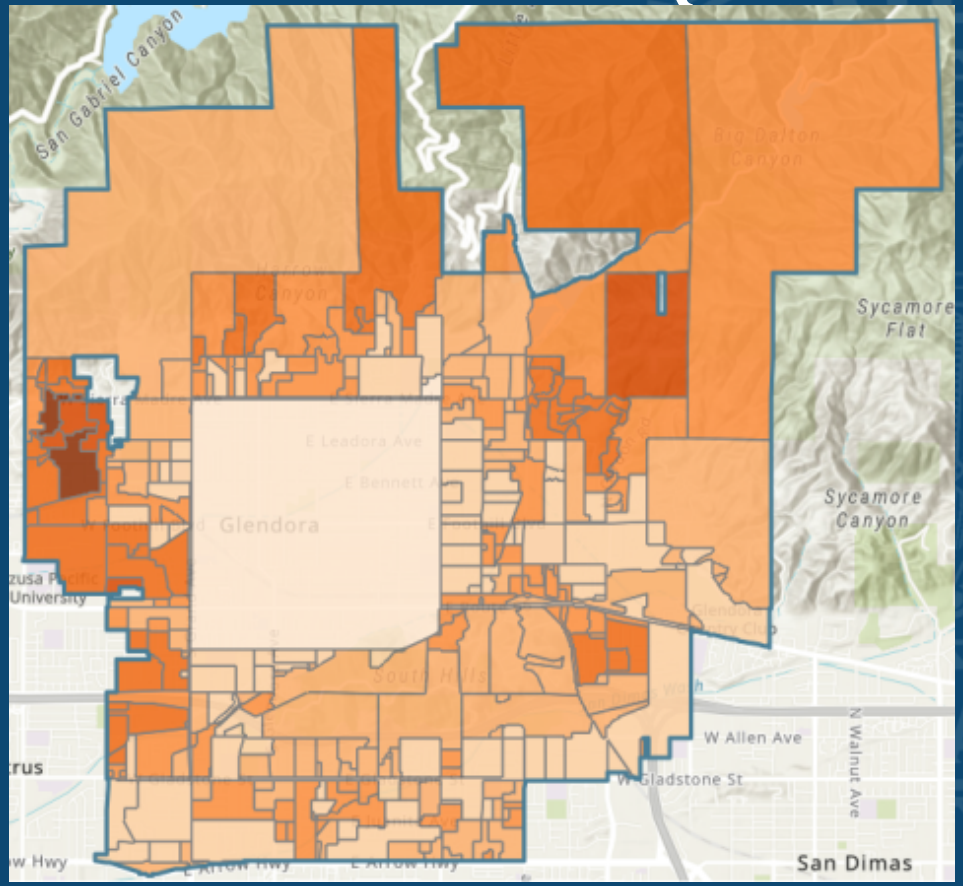


POPULATION OVERVIEW (2013-Current)

51,159

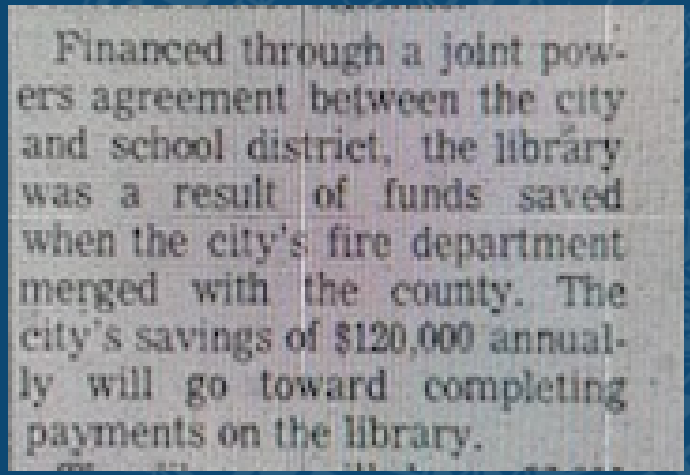
Down from 52,506 in 2020

19,502 cities in the US. Glendora ranks approximately 775th by population



BUDGET AND CITY FINANCES

- February 1969 SGV Tribune article on library bond measure funding



Financed through a joint powers agreement between the city and school district, the library was a result of funds saved when the city's fire department merged with the county. The city's savings of $120,000 annually will go toward completing payments on the library.

  - "Yes" and "No" – Homeowners didn't see decreased costs

BUDGET AND CITY FINANCES

Year	1968-69		1969-70		1970-71	
Assessed Valuation	$	53,005,573	$	54,740,000	$	60,537,235
Property Tax	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total
General	0.877%	$464,859	0.873%	$477,880	0.856%	$518,199
Library	0.170%	$ 90,109	0.170%	$ 93,058	0.170%	$102,913
Park & Recreation	0.180%	$ 95,410	0.180%	$ 98,532	0.180%	$108,967
State Retirement	0.105%	$ 55,656	0.105%	$ 57,477	0.120%	$ 72,645
Public Safety Bond	0.048%	$ 25,443	0.052%	$ 28,465	0.054%	$ 32,690
	1.380%	$731,477	1.380%	$755,412	1.380%	$835,414
Year	1968-69		1969-70		1970-71	
Personnel	$	74,735	$	80,229	$	92,372
Supplies	$	14,124	$	14,655	$	23,597
Capital	$	15,100	$	20,650	$	20,440
Library Funding	$	103,959	$	115,534	$	136,409
Fire (Contract)	0.641%		0.647%		0.650%	

BUDGET AND CITY FINANCES

Year	*1971-72*		*1972-73*		*1973-74*		*1974-75*	
Assessed Valuation	*$ 69,789,343*		*$ 72,571,599*		*$ 75,362,000*		*$ 77,400,739*	
Property Tax	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**
General	0.828%	$577,856	0.760%	$ 551,544	0.760%	$ 572,751	0.760%	$ 588,246
Library	**0.204%**	**$142,370**	**0.300%**	**$ 217,715**	**0.300%**	**$ 226,086**	**0.300%**	**$ 232,202**
Park & Recreation	0.180%	$125,621	0.650%	$ 471,715	0.150%	$ 113,043	0.150%	$ 116,101
State Retirement	0.125%	$ 87,237	0.135%	$ 97,972	0.135%	$ 101,739	0.140%	$ 108,361
Public Safety Bond	0.043%	$ 30,009	0.035%	$ 25,400	0.035%	$ 26,377	0.035%	$ 27,090
	1.380%	**$963,093**	**1.880%**	**$1,364,346**	**1.380%**	**$1,039,996**	**1.385%**	**$1,072,000**
Year	1971-72		1972-73		1973-74		1974-75	
Personnel	*$*	*107,643*	*$*	*115,928*	*$*	*122,572*	*$*	*136,863*
Supplies	*$*	*35,495*	*$*	*25,750*	*$*	*29,392*	*$*	*32,967*
Capital	*$*	*23,954*	*$*	*110,304*	*$*	*112,028*	*$*	*133,350*
Library Funding	**$**	**167,092**	**$**	**251,982**	**$**	**263,992**	**$**	**303,180**
Fire (Contract)	***0.745%***		***0.740%***		***0.750%***		***0.750%***	

Subject: Recommended budget for the 1972-73 fiscal year

Cities all over the nation and especially in California are facing the greatest revenue-expenditure gap in history. All but about 10 million of America's 200 plus million people now live in urban areas and demand ever more costly urban services. Yet cities are expected and required to operate using antiquated and inadequate revenue producing sources. Nation wide, according to the National Leggue of Cities, city services cost about $12 billion more than they cost five years ago. Most of these increased costs are not controllable--like cost-of-living pay increases.

In Glendora, for example, police costs in 1967-68 were $424,736 excluding fringe benefits. The proposed budget recommends that $739,048 (based on 1971-72 salary rates) be spent for police services, an increase in five years of $314,312, or 74%. Yet property taxes to the City increased only $306,065, or 45% in the same period ($676,720 to an estimated $982,785).

What is needed, in my judgment, is a reordering of national and state priorities and a resturcturing of the revenue sources to provide adequate financial support for cities so that the 95 of every hundred Americans--city dwellers--can have the quality of life they want, deserve, and really are already paying for but in many cases not getting.

Fortunately the problem in Glendora, though critical, has not reached the conditions now existing in many cities. The quality of life in Glendora is high yet the level of City property taxes is low compared to our neighboring cities. Only Rosemead, Arcadia and El Monte of the 14 cities in our area have lower city tax rates than Glendora.

Comparison of 1971-72 Tax Rates -
Selected San Gabriel Valley Cities

Claremont	2.33	1.39
San Dimas	1.99	
Monrovia	1.92	
South Pasadena	1.86	
Monterey Park	1.73	
West Covina	1.72	
Alhambra	1.60	
Covina	1.49	
Azusa	1.45	
Glendora	1.38	
Duarte (est.)	1.38	
Arcadia	1.25	
Rosemead	1.14	
El Monte	1.10	

(Average: $1.56, or 13% higher than Glendora)

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 9 was on the ballot as an initiated constitutional amendment in California on November 5, 1968. It was **defeated**.

A **"yes"** vote supported decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

A **"no"** vote opposed decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

RESOLUTION NO. 68-072

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDORA OPPOSING THE CALIFORNIA INITIATIVE AMENDMENT ON PROPERTY TAX LIMITATION ("WATSON AMENDMENT")

Election results

California Proposition 9		
Result	Votes	Percentage
Yes	2,146,010	31.95%
✖ **No**	**4,570,097**	**68.05%**

WHEREAS, it is the opinion of the Glendora City Council that the proposed amendment is an irresponsible approach to the problem of tax reform because, in part, it misleads the public into believing there will be a tax decrease when, in fact, a massive tax shift requiring a significant State tax increase will result; the State income tax would have to be tripled and the State sales tax quadrupled to cover the revenue deficit created by this measure; the bonding capacity of the City of Glendora would be limited so that no further bonds can be issued to finance future city construction on a pay as you go basis; and

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 13 was on the ballot as an initiated constitutional amendment in California on June 6, 1978. It was **approved**.

A **"yes"** vote supported this constitutional amendment to:

* require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less.

* upon the transfer of properties, allow them to be reassessed at one percent of their sale price and reset the limit on annual increases of assessed value.

* prohibit the state legislature from enacting new taxes on the value or sale of properties.

* require a two-thirds vote of the state legislature to increase non-property taxes.

* require local governments to refer special taxes to the ballot and require a two-thirds vote of electors.

* make the state government responsible for distributing property tax revenue among local governments.

A **"no"** vote opposed this constitutional amendment to require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less, and make other changes to tax-related provisions of the California Constitution.

Election results

California Proposition 13

Result	Votes	Percentage
✔ **Yes**	**4,280,689**	64.79%
No	2,326,167	35.21%

CURRENT LIBRARY BUILDING

Structural Analysis

- Ongoing building-related issues
  - Structural deficiencies & water intrusion

CURRENT LIBRARY BUILDING

- 2021: Preliminary structural assessment completed by JMDiaz, Inc.
  - Visible cracking in beam system noted
- 2023: Myers Houghton and Partners, Inc. (MHP) contracted to perform in-depth structural analysis
  - Initial visioning activities
  - Conceptual design for second story addition

CURRENT LIBRARY BUILDING

- MHP structural analysis – Findings
  - Other than wall anchorage upgrades, seismic strengthening not warranted
  - Minor-to-moderate cracking throughout the library's main roof structure
  - Plaza waterproofing membrane may be compromised
  - Live load and soil bearing pressure concerns with some girders and pad footings

CURRENT LIBRARY BUILDING

- MHP structural analysis – Recommendations
  - Significant retrofitting/repairs needed
  - Bidwell Plaza
    - passive use okay
    - currently not being used for public assembly events of over 500 people with equipment
  - Waterproofing consultant should be retained

NEXT 35 - 50 YEARS

Programmatic visioning

- Part of MHP's second phase:
  - evaluation of the feasibility of vertical expansion of the building
  - working with Library stakeholders to identify the intended use of the expanded space

NEXT 35 - 50 YEARS

Programmatic visioning

- architectural consultant
- seven workshops
- MHP, Library, Board of Library Trustees, GPL Friends Foundation, City Manager' s office, and Public Works Department

NEXT 35 - 50 YEARS

Programmatic visioning

- Initial inputs
  - Library's current strategic framework
  - Projected population and per-capita square footage allocation
    - Expected 45,000 to 52,500 gross square feet
    - Currently about 30,000 square feet
  - Environmental scan

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future
  - Customer-Driven Workspaces
  - Public Assembly Spaces
  - Library-Mediated Public Workspace
  - Fulfillment Center Services
  - Small Private / Semi-Private Spaces
  - Physical Content Showroom

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future, continued
  - Leisure Spaces – Relaxation
  - Library Services
  - Additional Library Services and Capacity Including: Preservation/Archival storage, Public Access Technologies, Food Service, Event Catering
  - Flexible Future Space: Uncharted Possibilities
  - Infrastructure

NEXT 35 - 50 YEARS

From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS

Edmonton Public Library_Milner-branch, Alberta

From: Pfeiffer, a Perkins Eastman Studio. City of Glendora Library Structural Analysis - Phase 2

NEXT 35 - 50 YEARS

From: EPL and Innovate Edmonton Announce Partnership – Edmonton Unlimited (Google image search result)

NEXT 35 - 50 YEARS

From: New chapter for Edmonton Public Library - REMI Network

NEXT 35 - 50 YEARS

From: New chapter for Edmonton Public Library - REMI Network

NEXT 35 - 50 YEARS

From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS

Programmatic visioning

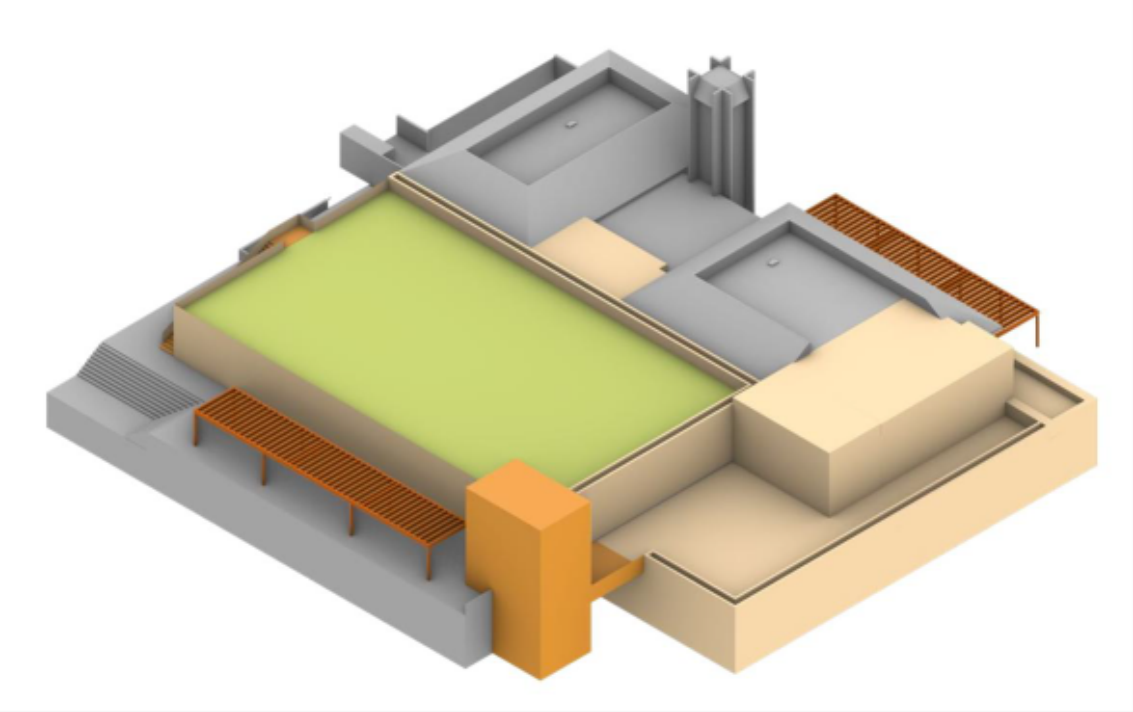
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation pose challenges
  - water leaks have been a persistent issue since the library' s opening
  - lighting systems are outdated and require an upgrade
  - Library staff workplace is small, overcrowded, and lacks natural daylight
  - clear shortage of storage space

NEXT 35 - 50 YEARS

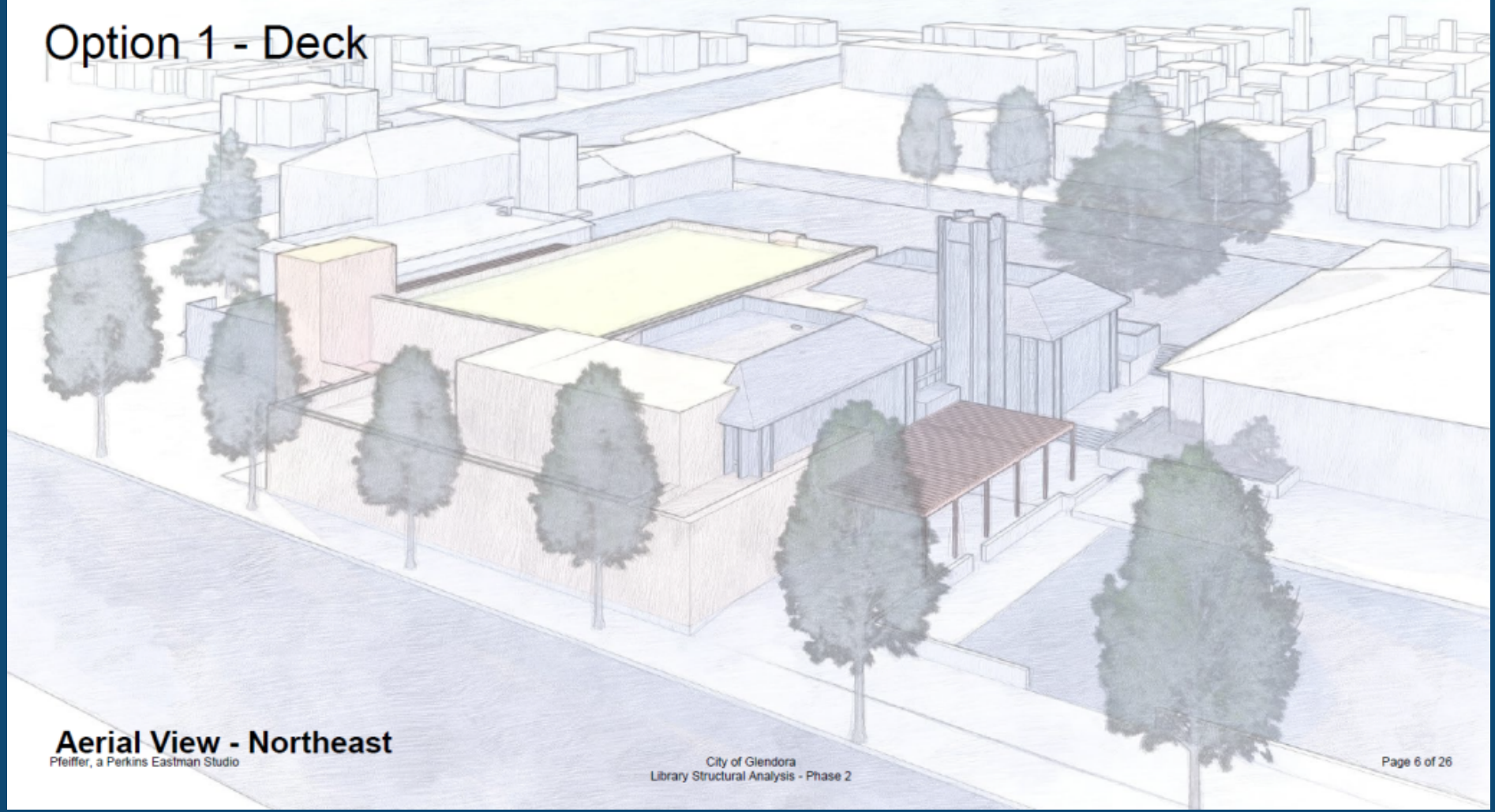
Programmatic visioning

- "The Deck" Concept
  - second story over the existing Plaza deck
  - 2-story addition on the Glendora Avenue side
  - $20.6M

NEXT 35 - 50 YEARS



Option 1 - Deck



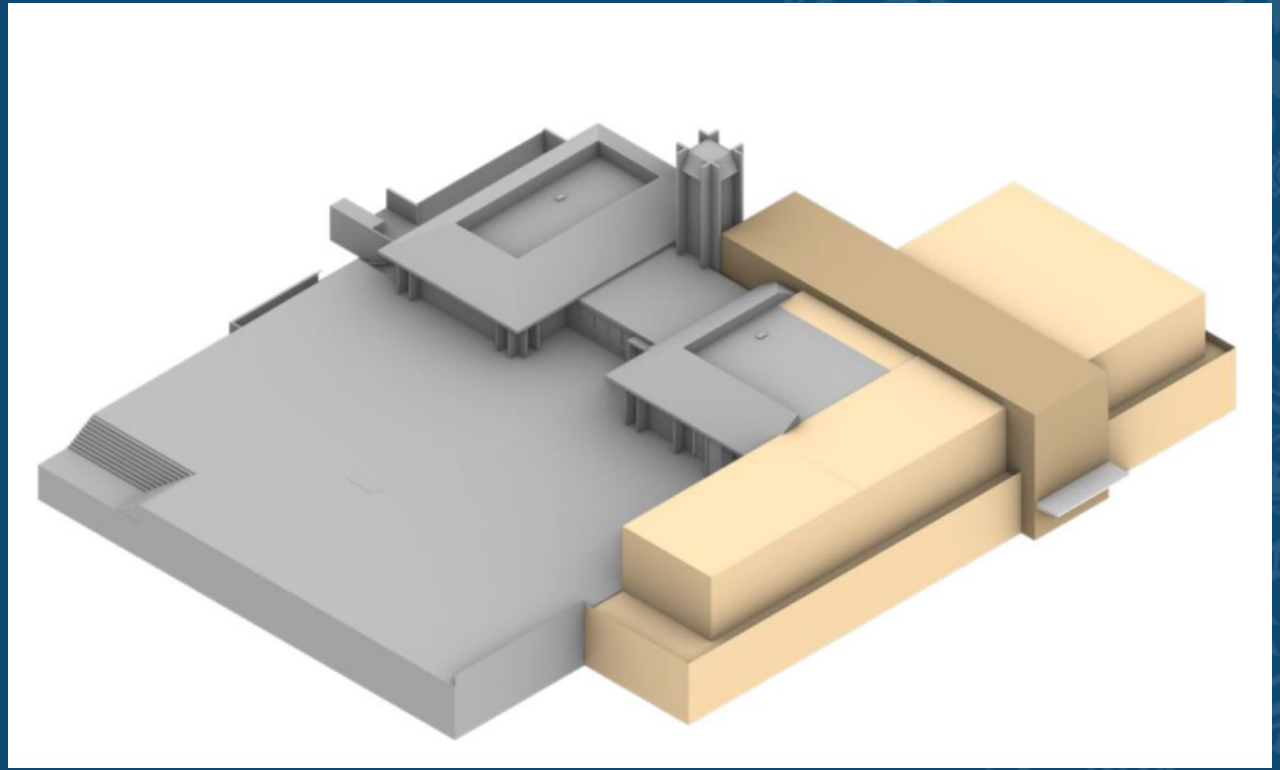
Aerial View - Northeast
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

Programmatic visioning

- "The Paseo" Concept
  - Block A extends the library building towards Glendora Avenue
  - Block C is situated to the south and occupies a small portion of the existing library building and Police Station parking lot
  - The Paseo (Block B), is an architectural atrium-like space that captures abundant natural light during the day
  - $23.0M*

NEXT 35 - 50 YEARS



Option 2 - Paseo

Aerial View - Northeast

Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

- Structural
- Infrastructure improvements
- Remodeling
- Modernization

NEXT 35 - 50 YEARS

Project Type	*Estimated Total Cost Range*
Current facility MEP renovation	$1.3M - $1.95M
Basic structural repairs of existing building (gravity load repairs to strength beams and repair cracks)	$2.9M - $4.35M
Weatherproofing Bidwell Plaza (topping slab & membrane replacement)	$900K - $1.35M
Combined basic critical maintenance repairs w/no other significant improvements	$5.1M – $7.65M
Known critical maintenance items & 2nd story expansion, but minimal other modernization or upgrades of existing facility.	$16.4M – $24.6M
Known critical maintenance items & comprehensive modernization and upgrades of existing facility, but no expansion.	$18.6M – $27.9M
Known critical maintenance items, comprehensive modernization and upgrades of existing facility, & expansion of 2nd story.	$29.9M – $44.9M
New Building or Replacement/Reconstruction	$35.8M - $71.6M+

POLITICAL & FISCAL ENVIRONMENT

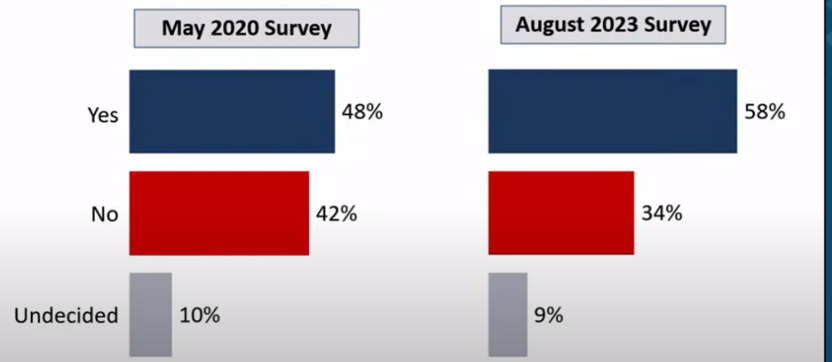
Grant funding

- Building Forward Round Two
  - "not selected for funding at this time"
  - "wasn’t among the facilities with the highest poverty levels, as determined by the California Poverty Measure"

POLITICAL & FISCAL ENVIRONMENT

Glendora Unified School District – October 23, 2023

Nearly six-in-ten voters support a potential measure to provide funds for classroom repairs, upgrades and safety improvements for GUSD – up 10 points from May 2020.



FM3 Q. How would you vote on this measure: would you vote yes in favor of the measure or no to oppose it? **($140 million bond measure)**

Conclusions and Next Steps

- A $140 million bond measure for GUSD is worthy of future planning and consideration.
- Next steps include:
  - Now – June 2024: Develop and implement plan to communicate with voters to educate about the District's needs and goals
  - March – June 2024: Finalize project list, tax rate statement and resolution for balloting materials
  - May 2024: Follow-up survey to get up-to-date information on community attitudes before placement
  - June 2024: Board decision on bond measure placement (*Deadline is August 8, 2024)*
  - August 2024 – November 5, 2024: District provides information about the contents of the measure; outside campaign

FM3 RESEARCH

POLITICAL & FISCAL ENVIRONMENT

Funding options and watch-list items

- Citizen-initiated
- City-initiated
- Approval requirements
- Other considerations

POLITICAL & FISCAL ENVIRONMENT

- Citizen-initiated funding
  - legal precedent for this:
    - group of citizens proposing
    - special property tax
    - by initiative
  - majority vote
  - would take about a year (signature gathering period is six months)
  - Watch list: Taxpayer Protection and Government Accountability Act ("Taxpayer Act")

POLITICAL & FISCAL ENVIRONMENT

- City-initiated funding
  - could be at a special or general election
  - approval requirements follow
  - watch list: ACA 1 (Constitutional Amendment)

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "general" taxes (revenues used for unrestricted purposes)	If consolidated with a regularly scheduled election of members of the legislative body: • 2/3 for transactions & use taxes • Other taxes: 2/3 for general law cities; majority for charter cities. If not consolidated, unanimous declaration of "emergency" required.	Majority

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "special" taxes (revenues used for specific purposes)	Majority (2/3 for transactions & use taxes)	2/3
All school or special district taxes	Majority	2/3
General obligation bonds	Majority	2/3[b]
Other debt	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
Property assessments	Majority	Majority of affected property owners. Votes weighted by assessment liability
Property—related fees	Majority	2/3 of voters or majority of affected property owners[c]
Fees—all other	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

- Other funding
  - Joint Powers Authority (JPA) (e.g., with a school district)
    - unlikely that a library would fit within the definition
  - Private/public partnership
    - Burbank exploring, to supplement State grant funds
  - Adding value
    - Smaller naming-rights sponsorships/donations for building features

POLITICAL & FISCAL ENVIRONMENT

Potential timelines

- Survey
  - ~50 days
- Citizen-proposed
  - Recommended if Nov. 2024 election: Notice of Intention by Dec. 22, 2023
- City-proposed
  - For Nov. 2024 election: Last day for City Council to call election and transmit resolution is Aug. 9, 2024

RECOMMENDATIONS

That the City Council:

1. Discuss and provide direction to staff as needed regarding:
    a. Scope of Council's recommended project(s) related to Library building;
    b. Scope of Council's recommended associated project(s) at other facilities specified by Council;
    c. Production of any related architectural concept drawings as desired;
    d. Position on funding options for recommended project(s);
    e. Public polling data as needed; AND,
2. In support of directed activities, specify any needed parameters authorizing:
    a. City Manager, or his designee, to execute Professional Services Agreements; and,
    b. Finance Director to appropriate necessary funds.

ATTACHMENT E

CITY FACILITY MAINTENANCE NEEDS

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

San Gabriel Water Yard/Plant
625 West Hidden Valley Drive
Glendora, California 91702

PREPARED BY:
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BV PROJECT #:
158691.23R000-001.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 12, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Water Yard
Number of Buildings	Six
Main Address	625 West Hidden Valley Drive, Glendora, California 91702
Site Developed	1920 Renovated 2013
Current Occupants	City of Glendora
Date(s) of Visit	December 12, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ron Nichka
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The San Gabriel Water Yard/Plant property was originally constructed in 1920. The New Booster Building and New Warehouse were constructed in 2013. The original booster building is now used for storage, and the original warehouse is used as a well building.

Architectural

The roofs of the New Booster Building and New Warehouse are original to the 2013 construction date and appear to be in overall fair condition. The roofs of the Well Sheds also appear to be in adequate condition. The roofs of Well Building #12E and Storage Building reportedly have a history of on-going roof leaks. This has caused the wooden roof frame structure to rot in isolated locations. Repair/replacement of the roofs and wood frame are recommended in the near reserve term. Exterior walls are painted on a regular basis. CMU cracking was observed on the western exterior wall of Well Building #12E and is recommended for repair. Concrete cracking was also observed on the basement wall of the chlorine room in the New Booster Building. The basement wall was not sealed properly and has experienced leaks during rainstorms. A cost for repair has been included in the capital planning database.

The only area with interior finishes is the office/break room in the New Warehouse. These finishes are replaced on an as needed basis. Interior concrete floor cracking was observed in the Storage Building. Repair of these cracks is recommended during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The office/break room of the New Warehouse is the only area that is conditioned by an HVAC system. It utilizes a ductless split system heat pump that was installed in 2022 and is in good condition. Most of the other buildings are ventilated by rooftop exhaust fans. The electrical system is controlled by switchboards and distribution panels in each of the buildings.

There is an emergency diesel generator next to the New Booster Building that was installed in 2017. According to the point of contact, it is undersized and only able to run half of the facility. A cost allowance to install an additional generator has been included in the capital planning database. There is also a cost to install additional security cameras for the facility due to recent break-ins.

Domestic hot water is supplied to the office/break room by an instant hot water heater. Typical plumbing fixtures are utilized in the restroom.

Fire suppression consists of individual fire extinguishers and nearby fire hydrants.

Site

The asphalt paved lot appears to have been repaved in recent years and exhibits little to no cracking. The point of contact reported an issue with site lighting near the New Warehouse. The building mounted lights are recommended for repair or replacement during the reserve term. There is mature tree growth on the eastern side of the New Warehouse that is coming into contact with the roof. Trimming or tree removal is recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

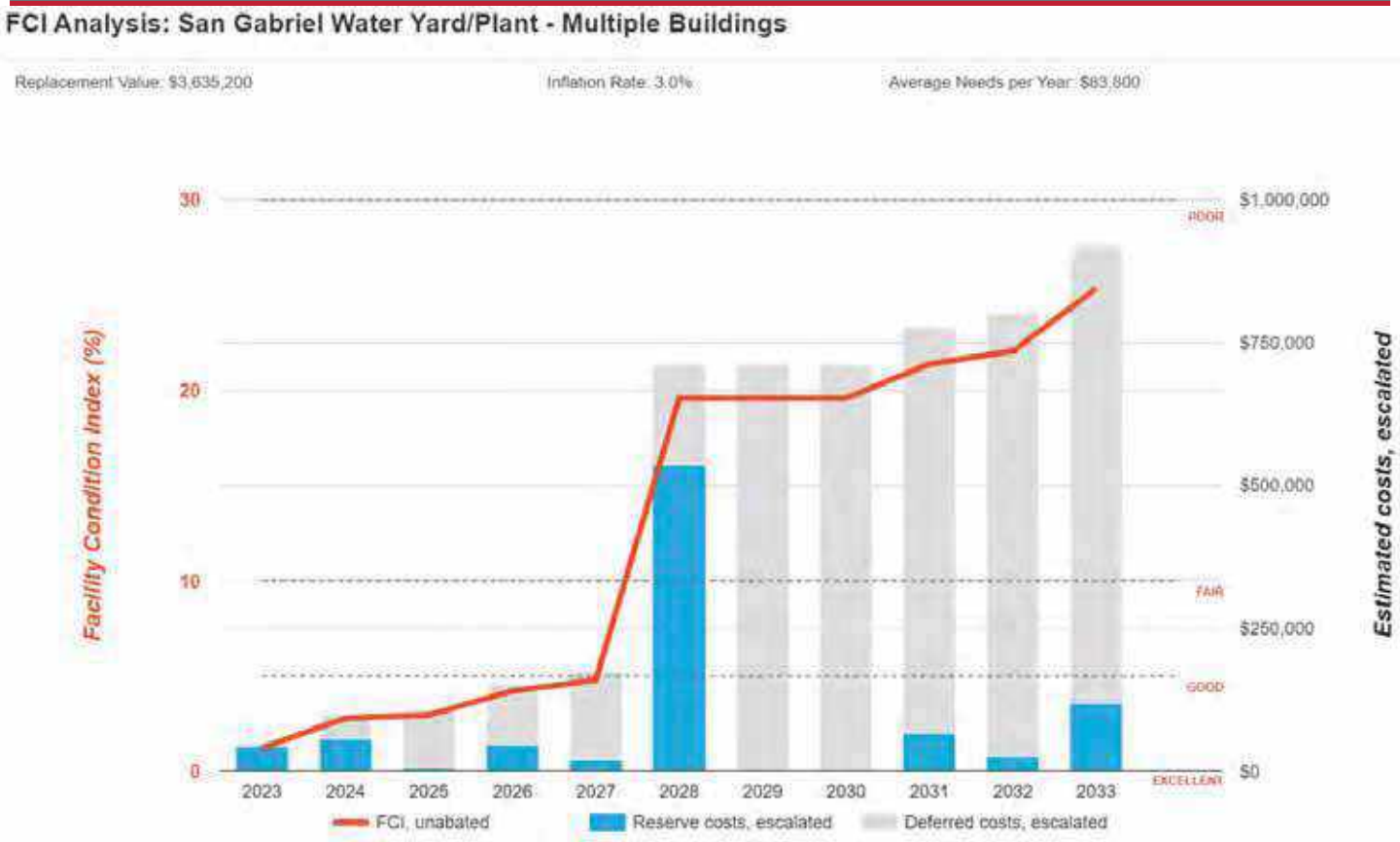
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E	$300	850	$255,000	0.0%	9.0%	9.0%	23.0%
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E	$300	70	$21,000	0.0%	0.0%	8.1%	9.5%
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E	$300	70	$21,000	0.0%	0.0%	8.1%	32.4%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters (2013)	$375	4,764	$1,786,500	0.9%	0.9%	29.2%	32.8%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse (2013)	$375	3,200	$1,200,000	0.0%	0.2%	2.5%	4.9%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	$300	1,200	$360,000	7.4%	17.7%	17.7%	20.7%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
San Gabriel Water Yard/Plant - Multiple Buildings / Site	1	$2,200
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	1	$15,600
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	1	$26,800
Total	**3**	**$44,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164647	San Gabriel Water Yard/Plant - Multiple Buildings / Site	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,200
Total (1 items)							**$2,200**

Yard - New Booster Building and Boosters

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164635	San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	Chlorine Room	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$15,600
Total (1 items)							**$15,600**

Yard - Storage Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164692	San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	Storage Building (Old Booster Building)	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$26,800
Total (1 items)							**$26,800**

Key Findings

Structural Flooring/Decking in Poor condition.

Concrete
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $26,800

**$$$**$

Concrete floor cracking in northern half of building - AssetCALC ID: 7164692

Structural Flooring/Decking in Poor condition.

Concrete
Yard - New Booster Building and Boosters San Gabriel Water Yard/Plant - Multiple Buildings Chlorine Room

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,600

**$$$**$

Flooding leaks on back of chlorine room. Concrete wall is below ground level and not sealed properly. - AssetCALC ID: 7164635

Roofing in Poor condition.

Single-Ply Membrane, EPDM
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $19,600

**$$$**$

Roof leaks - AssetCALC ID: 7164691

Roofing in Poor condition.

Single-Ply Membrane, EPDM
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,900

**$$$**$

Ongoing roof leaks - AssetCALC ID: 7164598

Structural Framing in Poor condition.

Wood, Conventional Stud
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Structure

Uniformat Code: B1010
Recommendation: **Conventional Stud in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,400

**$$**$$

Roof leaks have caused wood rot to the roof structure. - AssetCALC ID: 7164596

Structural Framing in Poor condition.

Wood, Conventional Stud
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

Uniformat Code: B1010
Recommendation: **Conventional Stud in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,100

**$$$**$

Roof leaks have caused wood rot to the roof structure - AssetCALC ID: 7164684

Exterior Walls in Poor condition.

Concrete Block (CMU)
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Cracking on original CMU wall side - AssetCALC ID: 7164600

Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Site San Gabriel Water Yard/Plant - Multiple Buildings Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Mature tree growth on eastern side of building - AssetCALC ID: 7164647

Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Yard - New Warehouse San Gabriel Water Yard/Plant - Multiple Buildings Building exterior

Uniformat Code: G4050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,700

**$$**$$

Metal halide bulbs are burnt out. - AssetCALC ID: 7164648

IMAGE NOT AVAILABLE

Generator

Diesel, 760 to 1000 KW
Yard - New Booster Building and Boosters San Gabriel Water Yard/Plant - Multiple Buildings Building exterior

Uniformat Code: D5010
Recommendation: **Replace in 2028**

Priority Score: **61.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: $416,600

$$$$

According to the point of contact, the current generator is undersized and can only run half the plant. This is a cost allowance to install an additional generator. - AssetCALC ID: 7187092

IMAGE NOT AVAILABLE

Security Camera

Closed Circuit Exterior, Fixed Color
Site San Gabriel Water Yard/Plant - Multiple Buildings Site

Uniformat Code: D7030
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $42,100

**$$$**$

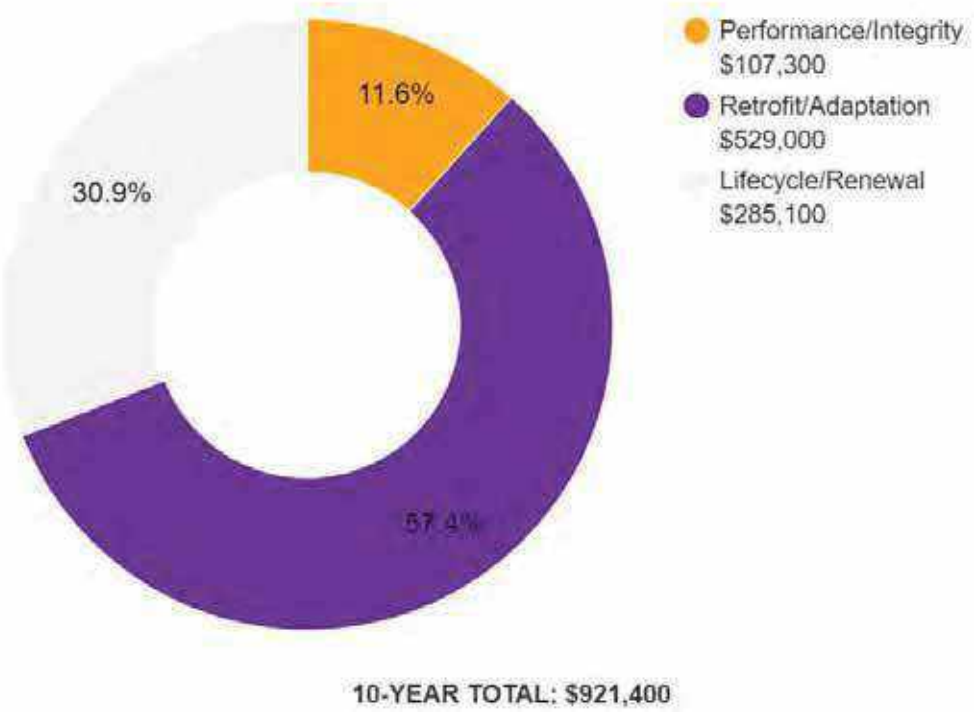
This is a cost allowance to install additional cameras to improve security. - AssetCALC ID: 7187093

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.

Plan Type Descriptions		
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 handicap 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.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Plant – Well building NO.12E

Plant – Well Building #12E: Systems Summary		
Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	850 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Poor
Façade	Painted CMU and wood siding	Poor
Roof	Primary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair

Plant – Well Building #12E: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Motor control center with copper wiring Interior Lighting: T-12 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, roof frame wood rotting, exterior CMU cracking	

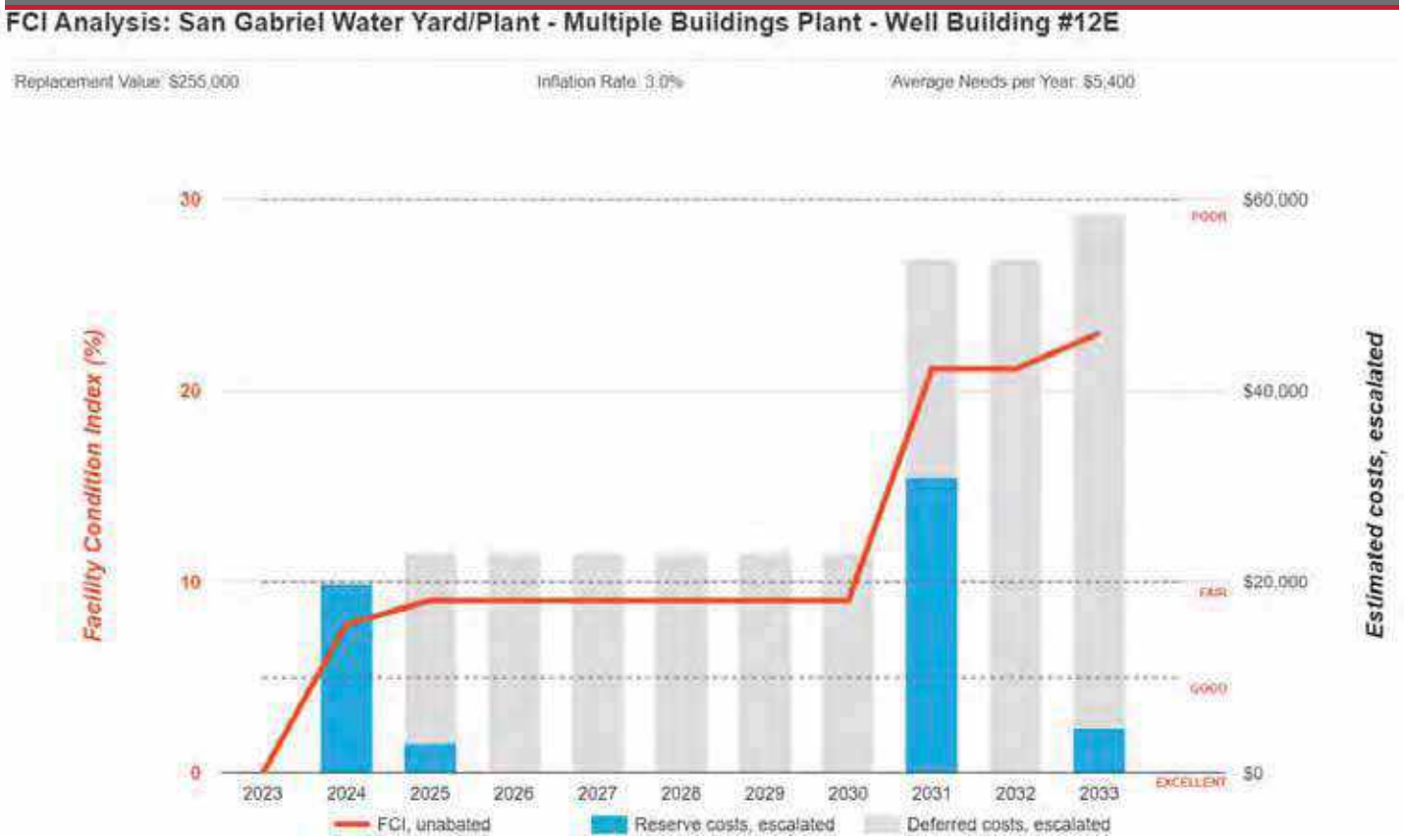
Plant – Well Building #12E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$5,500	-	-	-	$5,500
Facade	-	$3,200	-	-	$13,700	$16,800
Roofing	-	$14,300	-	-	-	$14,300
HVAC	-	-	-	$2,600	-	$2,600
Electrical	-	-	-	$31,800	$29,700	$61,500
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**-**	**$23,000**	**-**	**$35,700**	**$43,300**	**$102,000**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Well Shed NO.8E

Well Shed #8E: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	70 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Prefabricated steel frame structure	Good
Façade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fan	Fair

Well Shed #8E: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Storage Building with copper wiring Interior lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

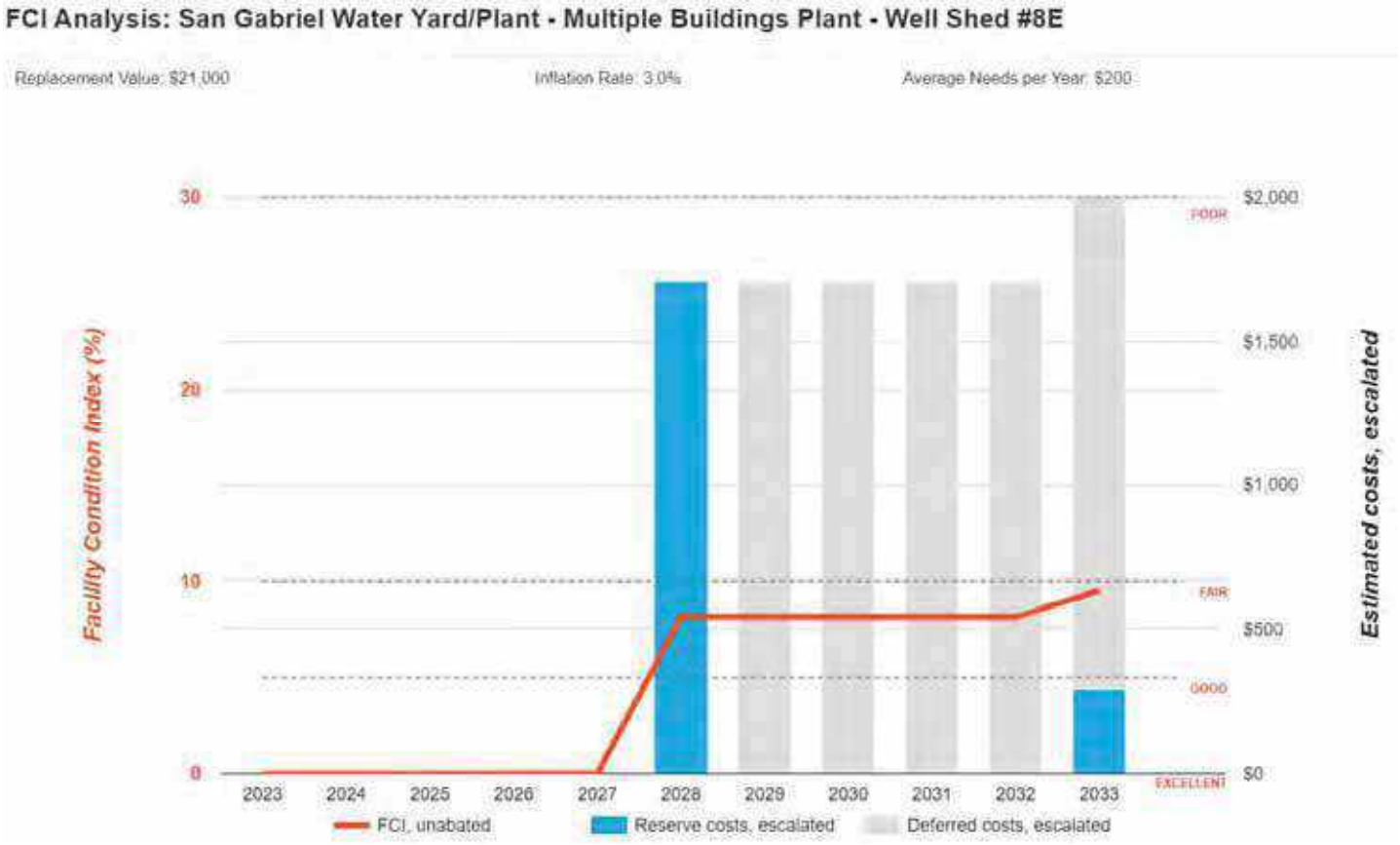
Well Shed #8E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$1,700	-	$3,900	$5,600
Roofing	-	-	-	-	$2,400	$2,400
HVAC	-	-	-	-	$5,200	$5,200
Electrical	-	-	-	$300	$2,400	$2,700
TOTALS (3% inflation)	**-**	**-**	**$1,700**	**$300**	**$14,000**	**$16,000**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Well Shed NO.9E

Well Shed #9E: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	70 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Prefabricated steel frame structure	Good
Façade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fan	Fair

Well Shed #9E: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Storage Building with copper wiring Interior lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

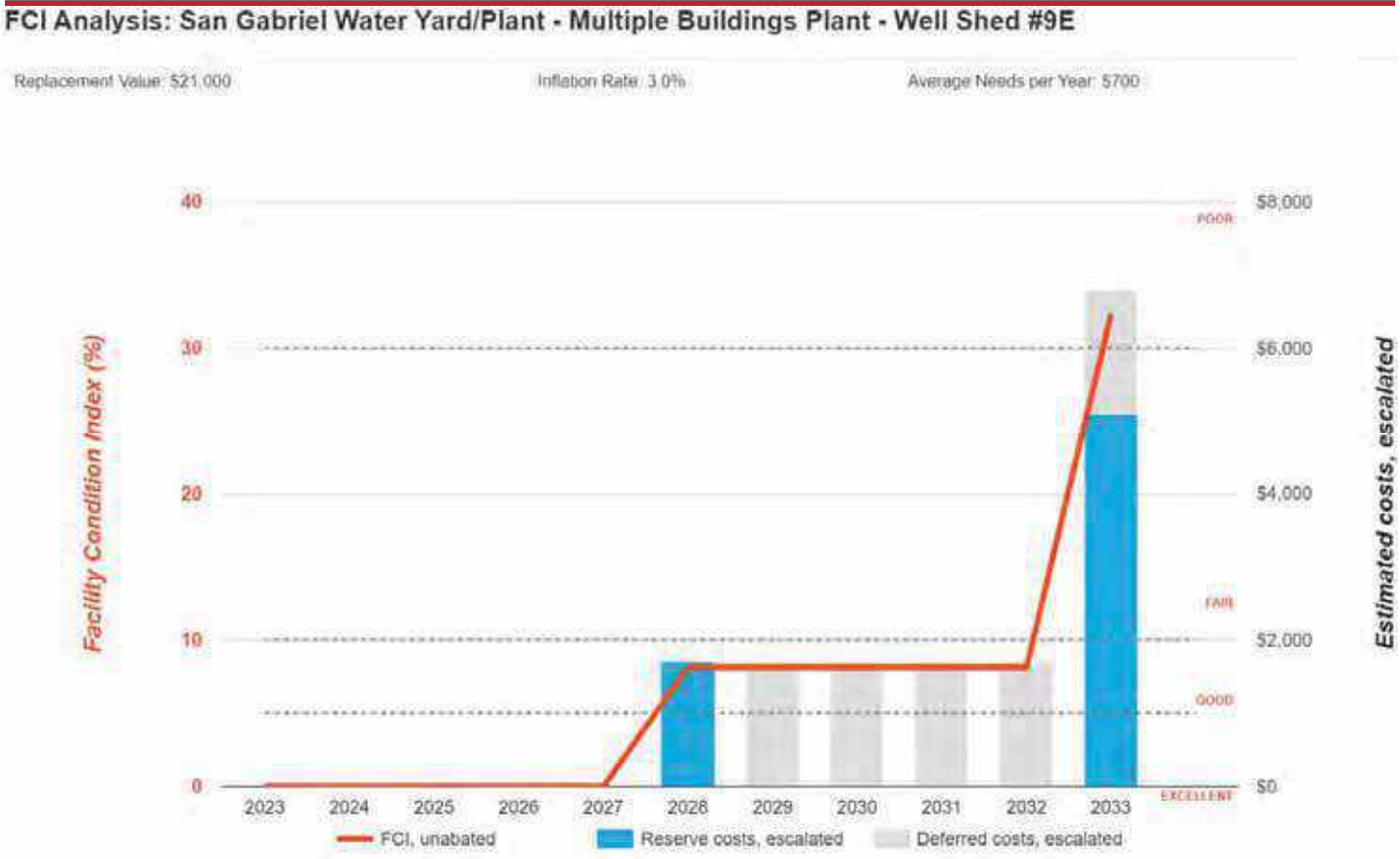
Well Shed #9E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$1,700	-	$3,900	$5,600
Roofing	-	-	-	-	$2,400	$2,400
HVAC	-	-	-	$4,800	-	$4,800
Electrical	-	-	-	$300	$2,400	$2,700
TOTALS (3% inflation)	-	-	**$1,700**	**$5,100**	**$8,800**	**$15,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



5. Yard – New Booster Building and Boosters

Yard – New Booster Building and Boosters: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	2013	
Building Size	4,764 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel framed roof on concrete slab	Poor
Façade	Painted CMU	Fair
Roof	Gable construction with metal finish	Good
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair

Yard – New Booster Building and Boosters: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Concrete wall leaks in chlorine room	

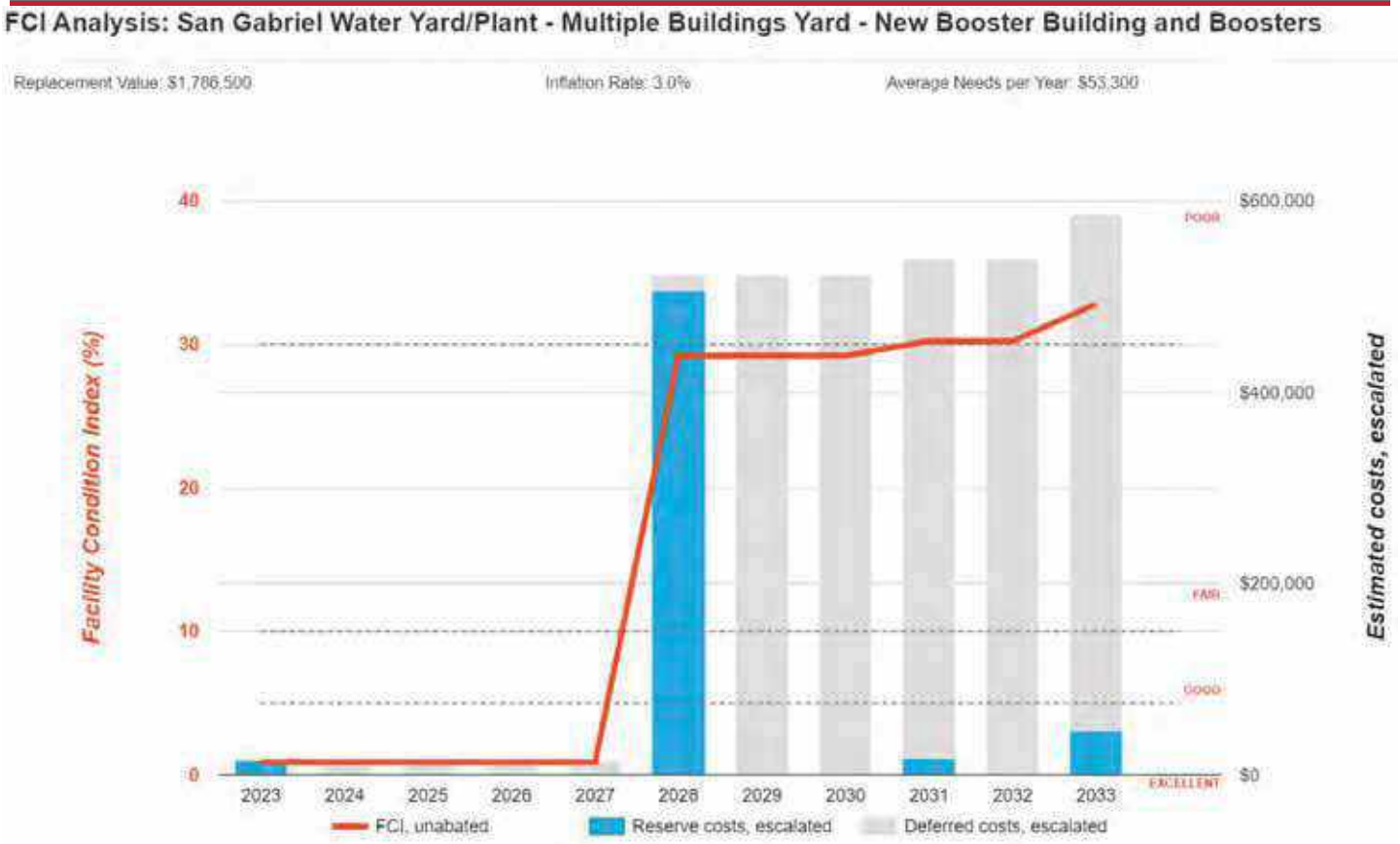
Yard – New Booster Building and Boosters: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$15,600	-	-	-	-	$15,600
Facade	-	-	$23,300	-	$129,400	$152,600
Roofing	-	-	-	-	$62,900	$62,900
Plumbing	-	-	-	-	$86,900	$86,900
HVAC	-	-	-	$21,600	-	$21,600
Electrical	-	-	$482,900	$20,000	$946,300	$1,449,200
Fire Alarm & Electronic Systems	-	-	-	$18,000	-	$18,000
Site Utilities	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	**$15,600**	**-**	**$506,200**	**$64,300**	**$1,205,500**	**$1,791,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



6. Yard – New Warehouse

Yard – New Warehouse: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	2013	
Building Size	3,200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame on concrete slab	Good
Façade	Metal siding	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Instant hot water heater Toilet and sink in restroom	Good
HVAC	Individual ductless split system heat pump Supplement components: roof mounted exhaust fans	Good

Yard – New Warehouse: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior lights not working	

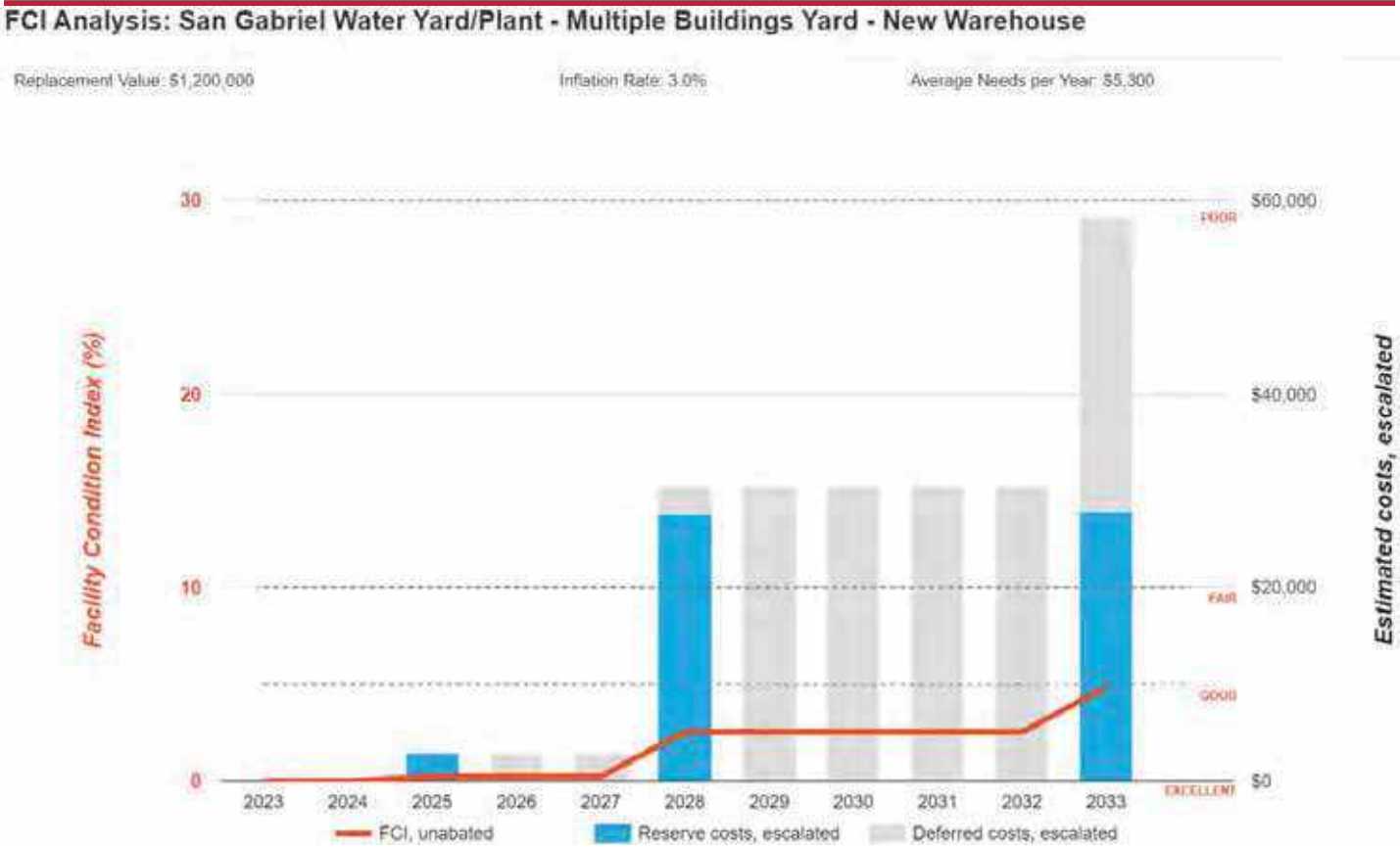
Yard – New Warehouse: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,800	-	$109,000	$116,800
Roofing	-	-	-	-	-	-
Interiors	-	-	$7,900	-	$10,700	$18,600
Plumbing	-	-	$900	-	$7,800	$8,600
HVAC	-	-	-	$14,400	$10,800	$25,200
Electrical	-	-	-	$13,400	$8,100	$21,500
Fire Alarm & Electronic Systems	-	-	$11,000	-	$17,200	$28,200
Site Utilities	-	$2,800	-	-	-	$2,800
TOTALS (3% inflation)	-	**$2,800**	**$27,600**	**$27,800**	**$163,500**	**$221,700**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



7. Yard – Storage Building

Yard – Storage Building: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	1,200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Poor
Façade	Exposed CMU	Fair
Roof	Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Yard – Storage Building: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, roof frame wood rotting, interior concrete floor cracking	

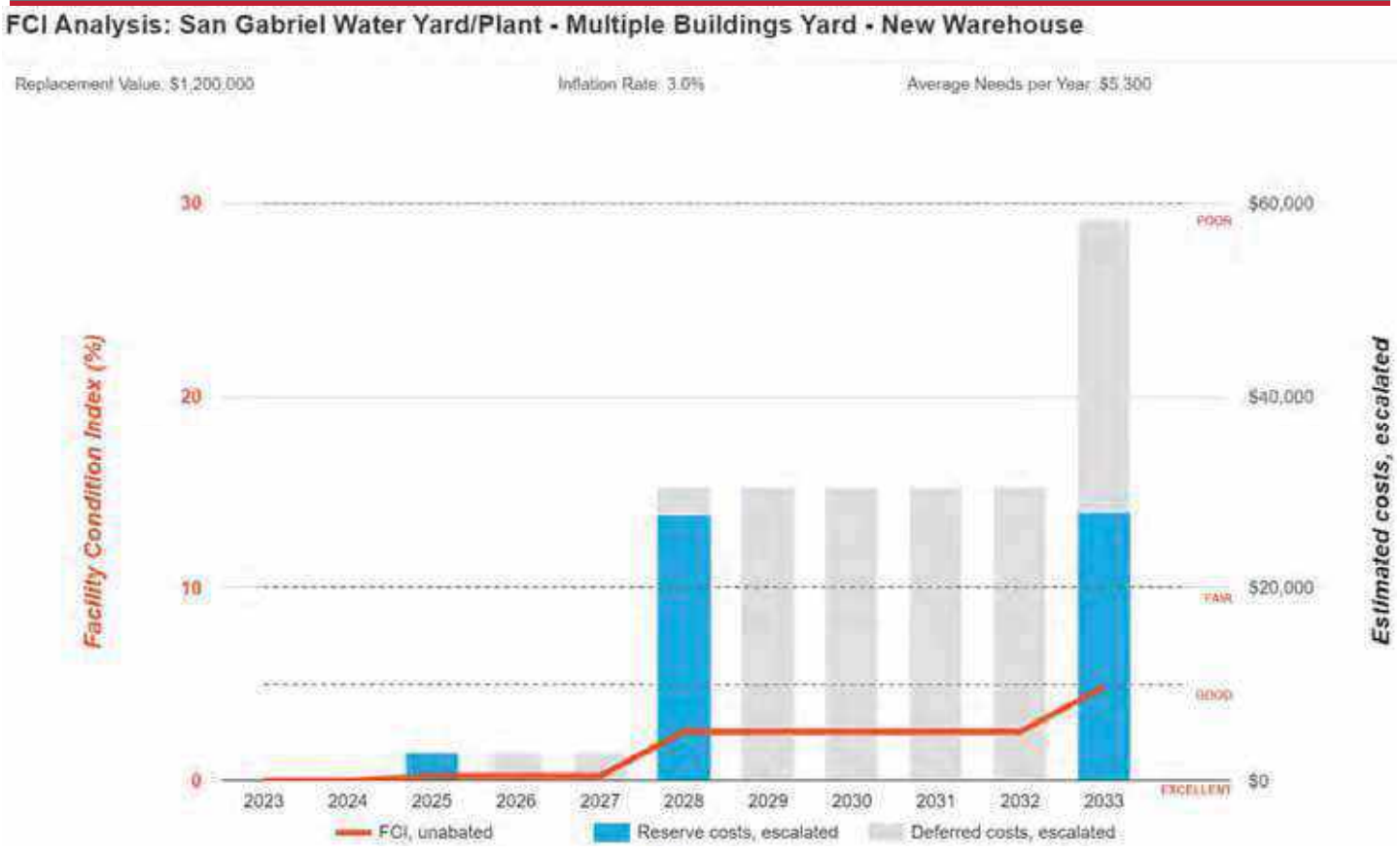
Yard – Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$26,800	$16,500	-	-	-	$43,300
Facade	-	-	-	-	$16,400	$16,400
Roofing	-	$20,200	-	-	-	$20,200
Electrical	-	-	-	$5,000	$92,200	$97,200
Site Utilities	-	-	-	$6,000	-	$6,000
TOTALS (3% inflation)	**$26,800**	**$36,800**	**-**	**$11,000**	**$108,700**	**$183,300**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



8. Site Summary

Site Information

Lot Size	1.30 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Good
Site Development	CMU wall and chain link fencing	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	Concrete reservoir structure, chain link cage for Well #5E	Good
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Mature tree overgrowth	

Site: Systems 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
Structure	-	-	-	-	-	-
Electrical	-	-	-	-	$72,100	$72,100
Fire Alarm & Electronic Systems	-	-	$46,000	$17,000	$61,900	$124,900
Site Development	$2,200	-	-	-	$978,100	$981,300
Site Utilities	-	-	-	$24,000	-	$24,000
Site Pavement	-	-	$21,100	$24,500	$316,900	$362,400
TOTALS (3% inflation)	**$2,200**	**-**	**$67,100**	**$65,400**	**$1,429,900**	**$1,564,600**

*Totals have been rounded to the nearest $100.

9. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1920. The facility was substantially renovated in 2013 but no widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodation will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

11. 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.

12. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

13. Energy Audit

The purpose of this Energy Audit is to provide San Gabriel Water Yard/Plant with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

14. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

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Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

15. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on San Gabriel Water Yard/Plant. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$5,994 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$1,943 *(In Current Dollars)*
Net Effective ECM Payback	3.09 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For SAN GABRIEL WATER YARD/PLANT

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	(c)=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(kW)	(kGal)	(kWh/a)	(MtCO2/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - San Gabriel Water Yard/Plant - Multiple Buildings	$2,327	$2,885	$5,212	$0	$5,212	8,733	0	0	23	1.51	$2,000	$140	$2,158	2.41	4.64	$20,000	15.00
	Attribute	Replace HID (Ex) (Linear Fluorescent (Mix))																		
		Totals for Bid/Low Conditions		$0	$0	$0	$0	$0	0	0	0	0	0.00	$0	$0	$0	0.00			
		Totals For Capital Costs		$2,327	$2,885	$5,212	$0	$5,212	8,733	0	0	0	1.51	$2,000	$140	$2,158	2.41			
		Interactive Savings Discount @ 10%							-873	-1	-1	0	-0.15	-$201	-$15	-$216				
		Total Contingency Expenses @ 10%				$782		$782												
Total for Improvements						$5,994	$0	$5,994	8,000	0	0	0	1.36	$1,809	$124	$1,943	2.09			

16. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ Pilots lights on furnaces and boilers be turned off in summer
- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Colling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aeroseal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

17. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of San Gabriel Water Yard/Plant, 625 West Hidden Valley Drive, Glendora, California 91702, 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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18. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - WELL BUILDING NO.12E FRONT ELEVATION

2 - WELL BUILDING NO. 12E SIDE ELEVATION

3 - WELL SHED NO.8E FRONT ELEVATION

4 - WELL SHED NO.9E FRONT ELEVATION

5 - NEW BOOSTER BUILDING FRONT ELEVATION

6 - NEW BOOSTER BUILDING SIDE ELEVATION

Photographic Overview

7 - NEW WAREHOUSE FRONT ELEVATION

8 - NEW WAREHOUSE SIDE ELEVATION

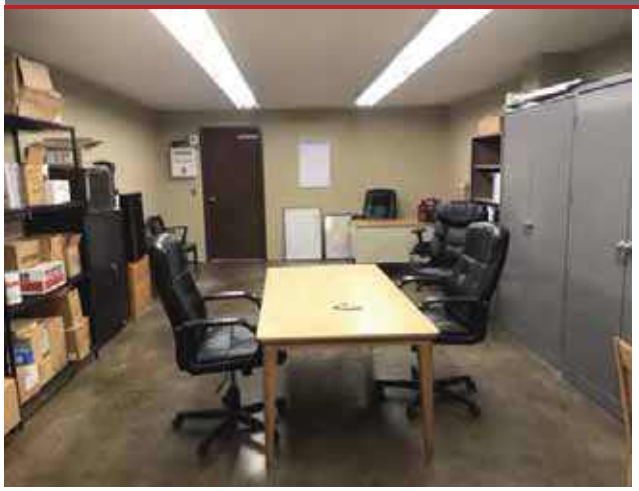
9 - STORAGE BUILDING FRONT ELEVATION

10 - STORAGE BUILDING SIDE ELEVATION

11 - WELL NO.5E FRONT ELEVATION

12 - WELL NO.5E SIDE ELEVATION

Photographic Overview



13 - BREAK ROOM AND OFFICE

14 - NEW WAREHOUSE INTERIOR AREA

15 - TYPICAL STAFF RESTROOM INTERIOR

16 - WELL BUILDING NO.12E INTERIOR

17 - CHLORINE EQUIPMENT INTERIOR AREA

18 - NEW BOOSTER BUILDING INTERIOR

Photographic Overview

19 - STORAGE BUILDING INTERIOR AREA

20 - INSTANT HOT WATER HEATER

21 - DUCTLESS SPLIT SYSTEM AIR CONDITIONER

22 - ROOF MOUNTED EXHAUST FAN

23 - MAIN BUILDING ELECTRICAL SWITCHBOARD

24 - BUILDING MOTOR CONTROL CENTER

Photographic Overview

25 - SITE DIESEL EMERGENCY GENERATOR

26 - WATER RESERVOIR CONCRETE STRUCTURE

27 - ASPHALT PAVED PARKING LOT

28 - CMU WALL SITE FENCING

29 - AUTOMATIC GATE WITH CONTROLLER

30 - SITE AREA POLE LIGHT

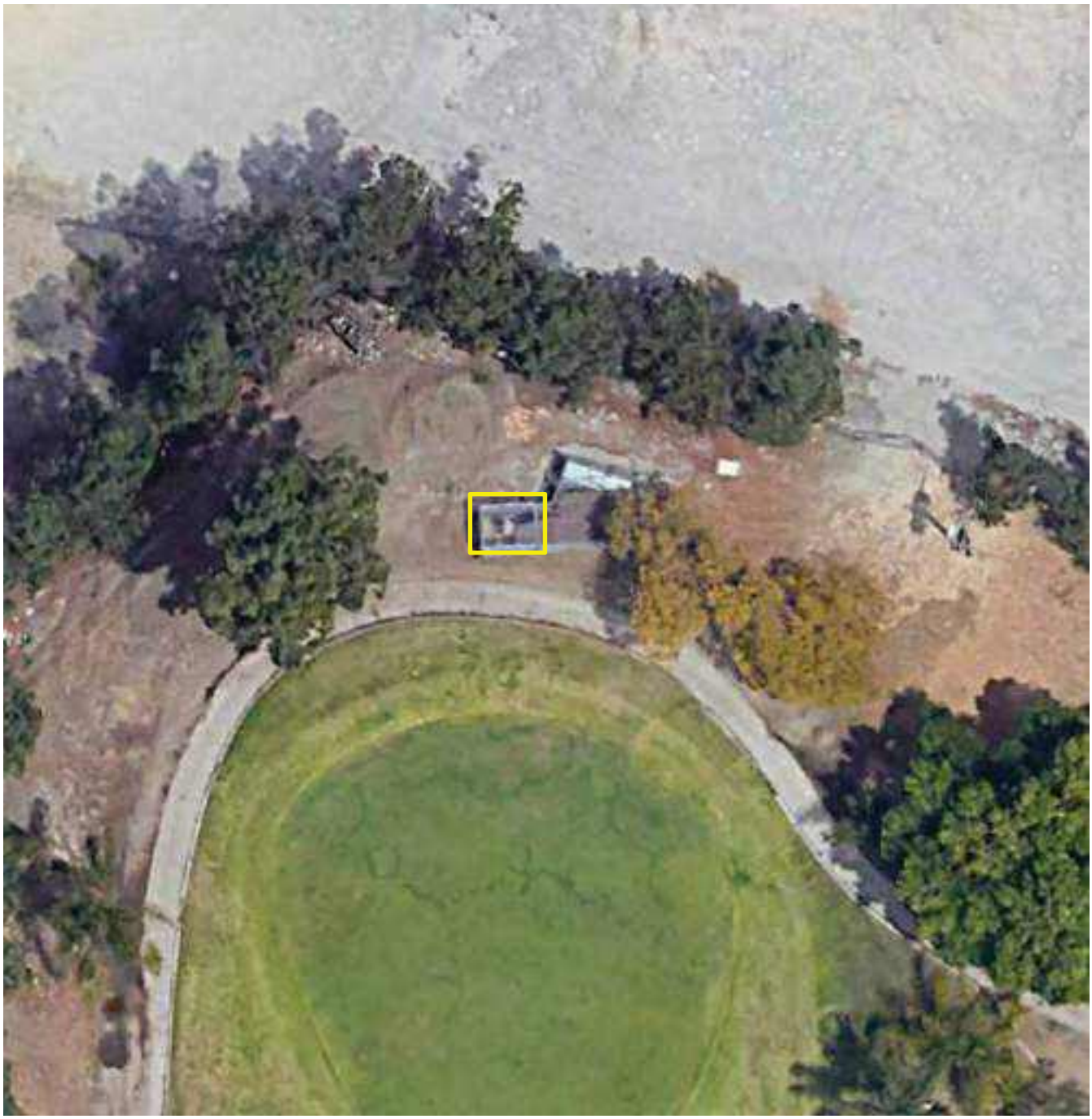
Appendix B:
Site Plans

Site Plan

Project Number	Project Name
158691.23R000-001.379	San Gabriel Water Yard/Plant
Source	**On-Site Date**
Google	December 12, 2023

N

Site Plan



Project Number	Project Name
158691.23R000-001.379	San Gabriel Water Yard/Plant
Source	**On-Site Date**
Google	December 12, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	San Gabriel Water Yard/Plant - Multiple Buildings
Name of person completing form:	Ron Nichka
Title / Association w/ property:	Water Production Supervisor
Length of time associated w/ property:	24 years
Date Completed:	12/12/2023
Phone Number:	626.852.4838
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	Renovated	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Well 5 had a break in. A cage was installed. Chlorine Building has new chlorine pumps. Next to booster building.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Add more security cameras		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Security.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Well 12 E roof leaks. Chlorine room.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Well 12 E and old storage building has wood rot.
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?	X				Generator is undersized. Could only run half of the plant.
15	Are there any problems or inadequacies with exterior lighting?	X				Building exterior lights were burnt out. No lighting near generator
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: San Gabriel Water Yard/Plant - Multiple

BV Project Number: 158691.23R000-001.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	Facility is not accessible to public.
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Appendix E:
Component Condition Report

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Structure	Poor	Structural Framing, Wood, Conventional Stud, Conventional Stud	200 SF	1	7164596
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	450 SF	15	7164592
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU)	100 SF	2	7164600
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7164597
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, EPDM	850 SF	1	7164598
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	7164590
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	850 SF	20	7164591
D5020	Interior	Fair	Motor Control Center, w/ Main Breaker	1	8	7164595
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	850 SF	10	7164594
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7164601

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Good	Building Structure	6,400 SF	67	7187094
Electrical						
D5020	Well	Fair	Switchboard, 277/480 V	1	11	7164674
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7164686
D7030	Site	NA	Security Camera, Closed Circuit Exterior, Fixed Color	8	3	7187093
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	4	7164677
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	19	7164682
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Metal Manual	1	13	7164690
G2060	Well	Excellent	Fences & Gates, Fence, Chain Link 8'	60 LF	40	7164673
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,000 LF	20	7164689
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	4,800 SF	20	7164685
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7164647

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	10	7164681

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Chlorine Room	Poor	Structural Flooring/Decking, Concrete, Repair	350 SF	0	7164635
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	5	7164639
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	9	20	7164628
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7164631
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x20' (400 SF)	2	20	7164624
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	30	7164623
Roofing						
B3010	Roof	Good	Roofing, Metal	4,764 SF	30	7164620
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	18	20	7164638
Plumbing						
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	20	7164633
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	20	7164632
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164646
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164629
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164637
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164617
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164618
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164643
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164640
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164627
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	15	7164619
D5010	Building exterior	NA	Generator, Diesel, 760 to 1000 KW	1	5	7187092
D5010	Building exterior	Good	Generator, Diesel	1	19	7164641
D5020	Building exterior	Good	Switchgear, 277/480 V	1	30	7164630
D5020	Booster Room	Good	Motor Control Center, w/ Main Breaker	1	20	7164642
D5020	Booster Room	Good	Switchboard, 277/480 V	1	30	7164634
D5020	Booster Room	Good	Motor Control Center, w/ Main Breaker	1	20	7164626

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,764 SF	30	7164644
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,764 SF	10	7164616
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,764 SF	8	7164645
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	7164621

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Storage Building (Old Booster Building)	Poor	Structural Flooring/Decking, Concrete, Repair	600 SF	0	7164692
B1010	Storage Building (Old Booster Building)	Poor	Structural Framing, Wood, Conventional Stud, Conventional Stud	600 SF	1	7164684
Facade						
B2050	Storage Building (Old Booster Building)	Fair	Exterior Door, Steel, Standard	1	20	7164688
B2050	Storage Building (Old Booster Building)	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	15	7164687
Roofing						
B3010	Storage Building (Old Booster Building)	Poor	Roofing, Single-Ply Membrane, EPDM	1,200 SF	1	7164691
Electrical						
D5020	Storage Building (Old Booster Building)	Fair	Motor Control Center, w/ Main Breaker	1	15	7164679
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,200 SF	20	7187085
D5020	Storage Building (Old Booster Building)	Fair	Secondary Transformer, Dry, Stepdown	1	15	7164678
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,200 SF	10	7187084
Sitework						
G4050	Storage Building (Old Booster Building)	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	10	7164680

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	330 SF	5	7164604
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7164608
Roofing						
B3010	Roof	Fair	Roofing, Metal	70 SF	20	7164602
HVAC						
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	13	7164607
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	70 SF	20	7164603

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	70 SF	10	7164606

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	330 SF	5	7164613
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7164609
Roofing						
B3010	Roof	Fair	Roofing, Metal	70 SF	20	7164615
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164610
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	70 SF	20	7164611
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	70 SF	10	7164612

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	5	7164669
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,500 SF	30	7164660
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	11	20	7164652
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x20' (400 SF)	2	20	7164664
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	7164653
Roofing						
B3010	Roof	Good	Roofing, Metal	3,200 SF	30	7164667
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	2	30	7164668
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,200 SF	5	7164650
C2030	Office	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	5	7164651
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	5	7164654
Plumbing						
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	5	7164659
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	7164658
D2010	Restrooms	Good	Toilet, Residential Water Closet	1	20	7164649
D2010	Restroom	Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	100 SF	30	7187559
HVAC						

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	14	7164656
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164665
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164661
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164671
Electrical						
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	3,200 SF	30	7164655
D5020	Office	Good	Distribution Panel, 277/480 V	1	20	7164662
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,200 SF	10	7164670
Fire Alarm & Electronic Systems						
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,200 SF	5	7164663
Sitework						
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	2	7164648

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
San Gabriel Water Yard/Plant - Multiple Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E	$0	$19,844	$3,157	$0	$0	$0	$0	$0	$30,907	$0	$4,768	$0	$0	$0	$0	$10,430	$0	$0	$0	$0	$32,915	**$102,021**
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E	$0	$0	$0	$0	$0	$1,707	$0	$0	$0	$0	$294	$0	$0	$5,243	$0	$2,295	$0	$0	$0	$0	$6,502	**$16,042**
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E	$0	$0	$0	$0	$0	$1,707	$0	$0	$0	$0	$5,092	$0	$0	$0	$0	$2,295	$0	$0	$0	$0	$6,502	**$15,597**
San Gabriel Water Yard/Plant - Multiple Buildings / Site	$2,232	$0	$0	$46,038	$21,098	$0	$0	$0	$16,961	$24,458	$23,992	$72,076	$0	$65,586	$28,354	$0	$0	$0	$0	$288,521	$975,363	**$1,564,679**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Drained Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Manifold	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	$15,621	$0	$0	$0	$0	$506,185	$0	$0	$17,956	$0	$46,394	$0	$0	$0	$0	$59,104	$0	$0	$0	$730,433	$415,940	**$1,791,633**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Pump Nos. 1-5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse	$0	$0	$2,841	$0	$0	$27,594	$0	$0	$0	$0	$27,831	$0	$0	$0	$10,801	$21,092	$0	$0	$0	$0	$131,661	**$221,820**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	$26,779	$36,776	$0	$0	$0	$0	$0	$0	$0	$0	$11,036	$0	$0	$0	$0	$65,130	$0	$0	$0	$0	$43,529	**$183,249**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Surge Tank Flow Meter Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well #5E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well 12 Flow Meter Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$44,631**	**$56,620**	**$5,998**	**$46,038**	**$21,098**	**$537,195**	**$0**	**$0**	**$65,824**	**$24,458**	**$119,408**	**$72,076**	**$0**	**$70,829**	**$39,155**	**$160,345**	**$0**	**$0**	**$0**	**$1,018,955**	**$1,612,413**	**$3,895,041**

San Gabriel Water Yard/Plant - Multiple Buildings

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Structure	7164596	Structural Framing, Wood, Conventional Stud, Conventional Stud	75	74	1	200	SF	$18.00	$26.78	$5,356		$5,356																				**$5,356**
B2010	Building Exterior	7164592	Exterior Walls, Wood Siding, Replace	30	15	15	450	SF	$10.00	$14.88	$6,695																$6,695						**$6,695**
B2010	Building Exterior	7164600	Exterior Walls, Concrete Block (CMU), Replace	50	48	2	100	SF	$20.00	$29.75	$2,975			$2,975																			**$2,975**
B2050	Building Exterior	7164597	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$892.62	$1,785																					$1,785	**$1,785**
B3010	Roof	7164598	Roofing, Single-Ply Membrane, EPDM, Replace	20	19	1	850	SF	$11.00	$16.36	$13,910		$13,910																				**$13,910**
D3060	Roof	7164590	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$2,082.78	$2,083										$2,083												**$2,083**
D5020	Interior	7164595	Motor Control Center, w/ Main Breaker, Replace	30	22	8	1	EA	$15,000.00	$22,315.50	$22,316										$22,316												**$22,316**
D5020	Throughout building	7164591	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	850	SF	$13.00	$19.34	$16,439																					$16,439	**$16,439**
D5040	Throughout building	7164594	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	850	SF	$2.10	$3.12	$2,656												$2,656										**$2,656**
G4050	Building exterior	7164601	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893												$893										**$893**
Totals, Unescalated												**$0**	**$19,266**	**$2,975**	**$0**	**$0**	**$0**	**$0**	**$0**	**$24,398**	**$0**	**$3,548**	**$0**	**$0**	**$0**	**$0**	**$6,695**	**$0**	**$0**	**$0**	**$0**	**$18,224**	**$75,107**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$19,844**	**$3,157**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,907**	**$0**	**$4,768**	**$0**	**$0**	**$0**	**$0**	**$10,430**	**$0**	**$0**	**$0**	**$0**	**$32,915**	**$102,021**

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164604	Exterior Walls, any painted surface, Prep & Paint	10	5	5	330	SF	$3.00	$4.46	$1,473						$1,473										$1,473						**$2,946**
B2050	Building Exterior	7164608	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7164602	Roofing, Metal, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D3060	Roof	7164607	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	$2,400.00	$3,570.48	$3,570														$3,570								**$3,570**
D5020	Throughout building	7164603	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D5040	Throughout building	7164606	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	70	SF	$2.10	$3.12	$219												$219										**$219**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$219**	**$0**	**$0**	**$3,570**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,600**	**$10,335**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,707**	**$0**	**$0**	**$0**	**$0**	**$294**	**$0**	**$0**	**$5,243**	**$0**	**$2,295**	**$0**	**$0**	**$0**	**$0**	**$6,502**	**$16,042**

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164613	Exterior Walls, any painted surface, Prep & Paint	10	5	5	330	SF	$3.00	$4.46	$1,473						$1,473										$1,473						**$2,946**
B2050	Building Exterior	7164609	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7164615	Roofing, Metal, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D3060	Roof	7164610	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D5020	Throughout building	7164611	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D5040	Throughout building	7164612	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	70	SF	$2.10	$3.12	$219												$219										**$219**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,789**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,600**	**$10,335**

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,707**	**$0**	**$0**	**$0**	**$0**	**$5,092**	**$0**	**$0**	**$0**	**$0**	**$2,295**	**$0**	**$0**	**$0**	**$0**	**$6,502**	**$15,597**

San Gabriel Water Yard/Plant - Multiple Buildings / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Well	7164674	Switchboard, 277/480 V, Replace	40	29	11	1	EA	$35,000.00	$52,069.50	$52,070												$52,070										**$52,070**
D7010	Site	7164686	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
D7030	Site	7187093	Security Camera, Closed Circuit Exterior, Fixed Color, Replace	10	7	3	8	EA	$3,540.00	$5,266.46	$42,132				$42,132										$42,132								**$84,263**
G2020	Site	7164677	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	28000	SF	$0.45	$0.67	$18,745					$18,745					$18,745					$18,745							**$74,980**
G2020	Site	7164682	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	28000	SF	$3.50	$5.21	$145,795																						**$145,795**
G2060	Site	7164690	Fences & Gates, Vehicle Gate, Metal Manual, Replace	25	12	13	1	EA	$1,700.00	$2,529.09	$2,529														$2,529								**$2,529**
G2060	Site	7164689	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	3000	LF	$25.00	$37.19	$111,578																					$111,578	**$111,578**
G2060	Site	7164685	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	4800	SF	$60.00	$89.26	$428,458																					$428,458	**$428,458**
G2080	Site	7164647	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,231.55	$2,232	$2,232																					**$2,232**
G4050	Site	7164681	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	3	EA	$4,000.00	$5,950.80	$17,852											$17,852											**$17,852**
Totals, Unescalated												**$2,232**	**$0**	**$0**	**$42,132**	**$18,745**	**$0**	**$0**	**$0**	**$13,389**	**$18,745**	**$17,852**	**$52,070**	**$0**	**$44,661**	**$18,745**	**$0**	**$0**	**$0**	**$0**	**$164,540**	**$540,035**	**$933,145**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,232**	**$0**	**$0**	**$46,038**	**$21,098**	**$0**	**$0**	**$0**	**$16,961**	**$24,458**	**$23,992**	**$72,076**	**$0**	**$65,586**	**$28,354**	**$0**	**$0**	**$0**	**$0**	**$288,521**	**$975,363**	**$1,564,679**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Drained Vault

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Manifold

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Chlorine Room	7164635	Structural Flooring/Decking, Concrete, Repair	0	0	0	350	SF	$30.00	$44.63	$15,621	$15,621																					**$15,621**
B2010	Building Exterior	7164639	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4500	SF	$3.00	$4.46	$20,084						$20,084										$20,084						**$40,168**
B2020	Building Exterior	7164628	Window, Steel, 16-25 SF, Replace	30	10	20	9	EA	$1,700.00	$2,529.09	$22,762																					$22,762	**$22,762**
B2050	Building Exterior	7164624	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	10	20	2	EA	$9,000.00	$13,389.30	$26,779																					$26,779	**$26,779**
B2050	Building Exterior	7164631	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	10	20	1	EA	$3,200.00	$4,760.64	$4,761																					$4,761	**$4,761**
B3060	Roof	7164638	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	18	EA	$1,300.00	$1,934.01	$34,812																					$34,812	**$34,812**
D2010	Building exterior	7164633	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$10,500.00	$15,620.85	$15,621																					$15,621	**$15,621**
D2010	Building exterior	7164632	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$14,400.00	$21,422.88	$21,423																					$21,423	**$21,423**
D3060	Roof	7164617	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164643	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164637	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164629	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164618	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164627	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164646	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164640	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164636	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D5010	Building exterior	7187092	Generator, Diesel, 760 to 1000 KW, Replace	25	20	5	1	EA	$280,000.00	$416,556.00	$416,556						$416,556																**$416,556**
D5010	Building exterior	7164641	Generator, Diesel, Replace	25	6	19	1	EA	$280,000.00	$416,556.00	$416,556																				$416,556		**$416,556**
D5010	Building exterior	7164619	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$12,000.00	$17,852.40	$17,852																$17,852						**$17,852**
D5020	Booster Room	7164626	Motor Control Center, w/ Main Breaker, Replace	30	10	20	1	EA	$35,000.00	$52,069.50	$52,070																					$52,070	**$52,070**
D5020	Booster Room	7164642	Motor Control Center, w/ Main Breaker, Replace	30	10	20	1	EA	$35,000.00	$52,069.50	$52,070																					$52,070	**$52,070**
D5040	Throughout building	7164616	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	4764	SF	$2.10	$3.12	$14,884											$14,884											**$14,884**
D7030	Throughout building	7164645	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	4764	SF	$2.00	$2.98	$14,175									$14,175													**$14,175**
G4050	Building exterior	7164621	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	$600.00	$892.62	$3,570											$3,570											**$3,570**
Totals, Unescalated												**$15,621**	**$0**	**$0**	**$0**	**$0**	**$436,640**	**$0**	**$0**	**$14,175**	**$0**	**$34,521**	**$0**	**$0**	**$0**	**$0**	**$37,936**	**$0**	**$0**	**$0**	**$416,556**	**$230,296**	**$1,185,745**
Totals, Escalated (3.0% inflation, compounded annually)												**$15,621**	**$0**	**$0**	**$0**	**$0**	**$506,185**	**$0**	**$0**	**$17,956**	**$0**	**$46,394**	**$0**	**$0**	**$0**	**$0**	**$59,104**	**$0**	**$0**	**$0**	**$730,433**	**$415,940**	**$1,791,633**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Pump Nos. 1-5

Replacement Reserves Report

2/16/2024

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164669	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1500	SF	$3.00	$4.46	$6,695						$6,695										$6,695						**$13,389**
B2020	Building Exterior	7164652	Window, Steel, 16-25 SF, Replace	30	10	20	11	EA	$1,700.00	$2,529.09	$27,820																					$27,820	**$27,820**
B2050	Building Exterior	7164664	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	10	20	2	EA	$9,000.00	$13,389.30	$26,779																					$26,779	**$26,779**
C2010	Throughout building	7164650	Wall Finishes, any surface, Prep & Paint	10	5	5	1200	SF	$1.50	$2.23	$2,678						$2,678										$2,678						**$5,356**
C2030	Office	7164651	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	800	SF	$1.50	$2.23	$1,785						$1,785										$1,785						**$3,570**
C2050	Throughout building	7164654	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	800	SF	$2.00	$2.98	$2,380						$2,380										$2,380						**$4,761**
D2010	Restrooms	7164659	Water Heater, Electric, Instant Hot, Replace	15	10	5	1	EA	$500.00	$743.85	$744						$744															$744	**$1,488**
D2010	Restrooms	7164649	Toilet, Residential Water Closet, Replace	30	10	20	1	EA	$700.00	$1,041.39	$1,041																					$1,041	**$1,041**
D2010	Restrooms	7164658	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA	$1,700.00	$2,529.09	$2,529																					$2,529	**$2,529**
D3030	Building exterior	7164656	Split System Ductless, Single Zone, Replace	15	1	14	1	EA	$4,800.00	$7,140.96	$7,141															$7,141							**$7,141**
D3060	Roof	7164661	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D3060	Roof	7164671	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D3060	Roof	7164665	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D5020	Office	7164662	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$3,000.00	$4,463.10	$4,463																					$4,463	**$4,463**
D5040	Throughout building	7164670	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	3200	SF	$2.10	$3.12	$9,997											$9,997											**$9,997**
D7030	Yard - New Warehouse	7164663	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	3200	SF	$2.00	$2.98	$9,521						$9,521															$9,521	**$19,043**
G4050	Building exterior	7164648	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	3	EA	$600.00	$892.62	$2,678			$2,678																			**$2,678**
Totals, Unescalated												**$0**	**$0**	**$2,678**	**$0**	**$0**	**$23,803**	**$0**	**$0**	**$0**	**$0**	**$20,709**	**$0**	**$0**	**$0**	**$7,141**	**$13,538**	**$0**	**$0**	**$0**	**$0**	**$72,897**	**$140,766**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,841**	**$0**	**$0**	**$27,594**	**$0**	**$0**	**$0**	**$0**	**$27,831**	**$0**	**$0**	**$0**	**$10,801**	**$21,092**	**$0**	**$0**	**$0**	**$0**	**$131,661**	**$221,820**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Storage Building (Old Booster Building)	7164684	Structural Framing, Wood, Conventional Stud, Conventional Stud	75	74	1	600	SF	$18.00	$26.78	$16,067		$16,067																				**$16,067**
B1010	Storage Building (Old Booster Building)	7164692	Structural Flooring/Decking, Concrete, Repair	0	0	0	600	SF	$30.00	$44.63	$26,779	$26,779																					**$26,779**
B2050	Storage Building (Old Booster Building)	7164688	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B2050	Storage Building (Old Booster Building)	7164687	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	2	EA	$3,200.00	$4,760.64	$9,521																	$9,521					**$9,521**
B3010	Storage Building (Old Booster Building)	7164691	Roofing, Single-Ply Membrane, EPDM, Replace	20	19	1	1200	SF	$11.00	$16.36	$19,638		$19,638																				**$19,638**
D5020	Storage Building (Old Booster Building)	7164678	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$9,967.59	$9,968																	$9,968					**$9,968**
D5020	Storage Building (Old Booster Building)	7164679	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																	$22,316					**$22,316**
D5020	Throughout	7187085	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1200	SF	$13.00	$19.34	$23,208																					$23,208	**$23,208**
D5040	Throughout	7187084	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1200	SF	$2.10	$3.12	$3,749												$3,749										**$3,749**
G4050	Storage Building (Old Booster Building)	7164680	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	5	EA	$600.00	$892.62	$4,463												$4,463										**$4,463**
Totals, Unescalated												**$26,779**	**$35,705**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,212**	**$0**	**$0**	**$0**	**$0**	**$41,804**	**$0**	**$0**	**$0**	**$0**	**$24,101**	**$136,601**
Totals, Escalated (3.0% inflation, compounded annually)												**$26,779**	**$36,776**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,036**	**$0**	**$0**	**$0**	**$0**	**$65,130**	**$0**	**$0**	**$0**	**$0**	**$43,529**	**$183,249**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Surge Tank Flow Meter Vault

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well #5E

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well 12 Flow Meter Vault

Appendix G:
Equipment Inventory List

Mechanical Inventory - San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Restrooms	Water Heater	2.7 Gal	1	Unknown	Bosch	ES 2.5-1M WIR	18370 040 002011
Building exterior	Backflow Preventer	6 IN	1	2013	CLA-VAL	No dataplate	No dataplate
Building exterior	Backflow Preventer	8 IN	1	2013	No dataplate	No dataplate	No dataplate
Building exterior	Split System Ductless	1.5 TON	1	2022	Samsung	AR18BSFCMWKX	No dataplate
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Greenheck	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Greenheck	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible

Appendix H:
Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - San Gabriel Water Yard/Plant - Multiple Buildings**
Attributes:	**Replace HID (2x) ;Linear Fluorescent (98x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	40	100	208	6,733	$2,019.89	$149.33

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	2	2	961	$288	$17
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	7	95	95	5,554	$1,666	$130
Linear Fluorescent	T12	1	3	3	218	$66	$2
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$2,885.32		Scissor Lift 26' - Interior Spaces	$370.00
Labor Cost	$1,956.88		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	6,733
			Estimated Demand Savings:	9
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,020
Budgeted Initial Investment:	$5,212		Estimated Annual O&M Cost Savings:	$149
Estimated Return on Investment:	2.40	Years	Estimated Annual Cost Savings:	$2,169
(Including O&M Savings)				

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Storage	Storage	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	2	No	≥ 9	2,080	266
2	Interior	Storage	Storage	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	2	No	≥ 9	2,080	532
3	Interior	Warehouse	New Warehouse	-	1	Light Switch	Linear Fluorescent	T8	8' 54W T8	50	Strip 8'	None		25	No	≥ 9	4,368	11,794
4	Interior	Warehouse	New Warehouse	-	1	Timer	HID	MH	MH150	2	Wallpack Horizontal	Clear Acrylic	Surface Mount	2	No	10-15	4,368	1,310
5	Interior	Mechanical Room	Chlorine	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	32	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	16	No	15-20	1,040	1,065
6	Interior	Mechanical Room	Booster	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	96	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	48	No	15-20	1,040	3,195
7	Interior	Boiler Room	Well	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	1	No	≥ 9	2,080	133
8	Interior	Boiler Room	Well	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	1	No	≥ 9	2,080	133
9	Interior	Electrical Room	Storage	-	1	Light Switch	Linear Fluorescent	T12	8' 75W T12	12	Strip 8'	None		3	No	10-15	520	468
										208				100			19,656	18,897

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Water Yard/Plant - Multip	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Di	2	4	≥ 9	2,080	266	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	141	125
2	Water Yard/Plant - Multip	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	2	8	≥ 9	2,080	532	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	283	250
3	Water Yard/Plant - Multip	Interior	Warehouse	New Warehouse	Light Switch	1	Linear Fluorescent	T8	8' 54W T8; Strip 8'	25	50	≥ 9	4,368	11,794	2.70	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	4,368	8,736	3,058
4	Water Yard/Plant - Multip	Interior	Warehouse	New Warehouse	Timer	1	HID	MH	MH150; Wallpack-Horizontal	2	2	10-15	4,368	1,310	0.30	ECM	RB - Replace Bulb	Retain Existing Controls	40W LED Wall Pack	4,368	349	961
5	Water Yard/Plant - Multip	Interior	Mechanical Room	Chlorine	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	16	32	15-20	1,040	1,065	1.02	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	1,040	566	499
6	Water Yard/Plant - Multip	Interior	Mechanical Room	Booster	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	48	96	15-20	1,040	3,195	3.07	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	1,040	1,697	1,498
7	Water Yard/Plant - Multip	Interior	Boiler Room	Well	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
8	Water Yard/Plant - Multip	Interior	Boiler Room	Well	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
9	Water Yard/Plant - Multip	Interior	Electrical Room	Storage	Light Switch	1	Linear Fluorescent	T12	8' 75W T12; Strip 8'	3	12	10-15	520	468	0.90	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	520	250	218
	Totals										208				9						12,164	6,733

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Mr. Michael Sledd

Carlyle E. Linder Equestrian Park
Restrooms/Concession
1000 North Glendora Mountain Road
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:
158691.23R000-002.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 4, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Property Type	Park with Restrooms/Concession
Number of Buildings	1
Main Address	1000 North Glendora Mountain Road, Glendora, California 91741
Site Developed	1980, renovated 2018
Current Occupants	100/Day (estimated)
Date(s) of Visit	January 4, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Amenities and General Site

Carlyle E. Linder Equestrian Park covers 5.7 acres and provides a location for walks and horse riding. The amenities encompass a picnic area, unpaved parking, and a building housing restroom and a snack bar.

Architectural

No notable issues were identified regarding the façade and structural components within the building. All architectural elements of restrooms were renovated in 2018. The overall condition of the interior finishes is considered fair to good, and the interior construction is evidently well-maintained. Recommendations are limited to routine lifecycle replacements, with no significant costs anticipated in the immediate future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of MEPF components were installed in 1980. There building has no heating or cooling. Hot water is supplied by an electric tankless water heater, and electricity is distributed through panels located in the snack bar or kitchen. Additionally, there is a lack of fire suppression systems.

Site

The overall site maintenance is acceptable, with landscaping and site improvements generally in fair condition. However, the entry drive is surfaced with asphalt, which is deteriorated and shows transverse cracking, extensive raveling, and localized depressions. The drive aisle should be milled and overlaid with new asphalt in the short term. Additionally, the parking area is unpaved. Paving of the parking area should be considered.

Recommended Additional Studies

No additional studies are recommended.

B. Amenities and General Site

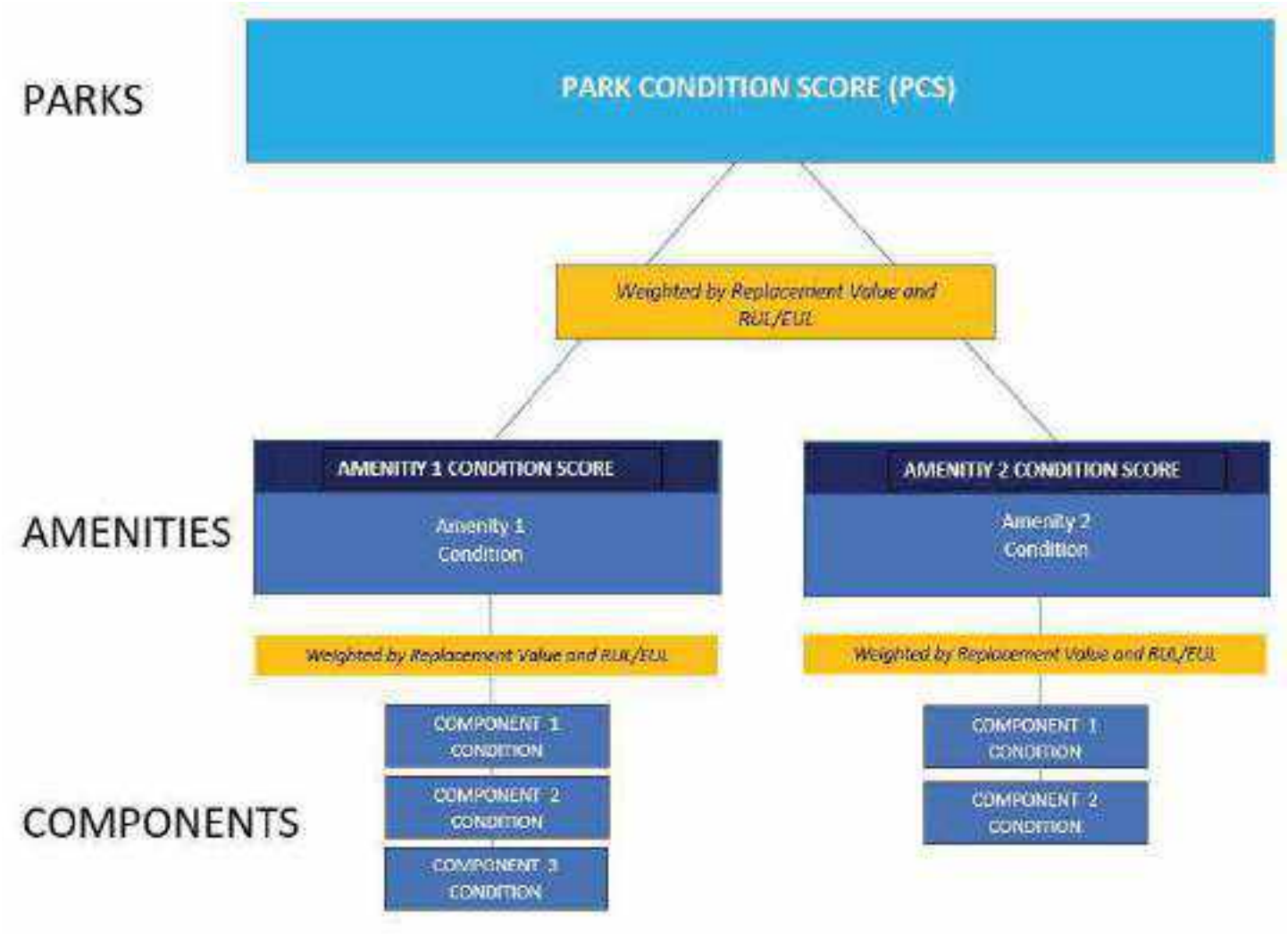
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Carlyle E. Linder Equestrian Park Restrooms/Concession	OVERALL CONDITION SCORE: **56**	TOTAL ACRES: REPLACEMENT VALUE: $ 201,028 REMAINING VALUE: $ 111,655 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **58**	REPLACEMENT VALUE: $ 148,428 REMAINING VALUE: $ 86,570
Equestrian	COND. SCORE: **50**	REPLACEMENT VALUE: $ 52,600 REMAINING VALUE: $ 25,100

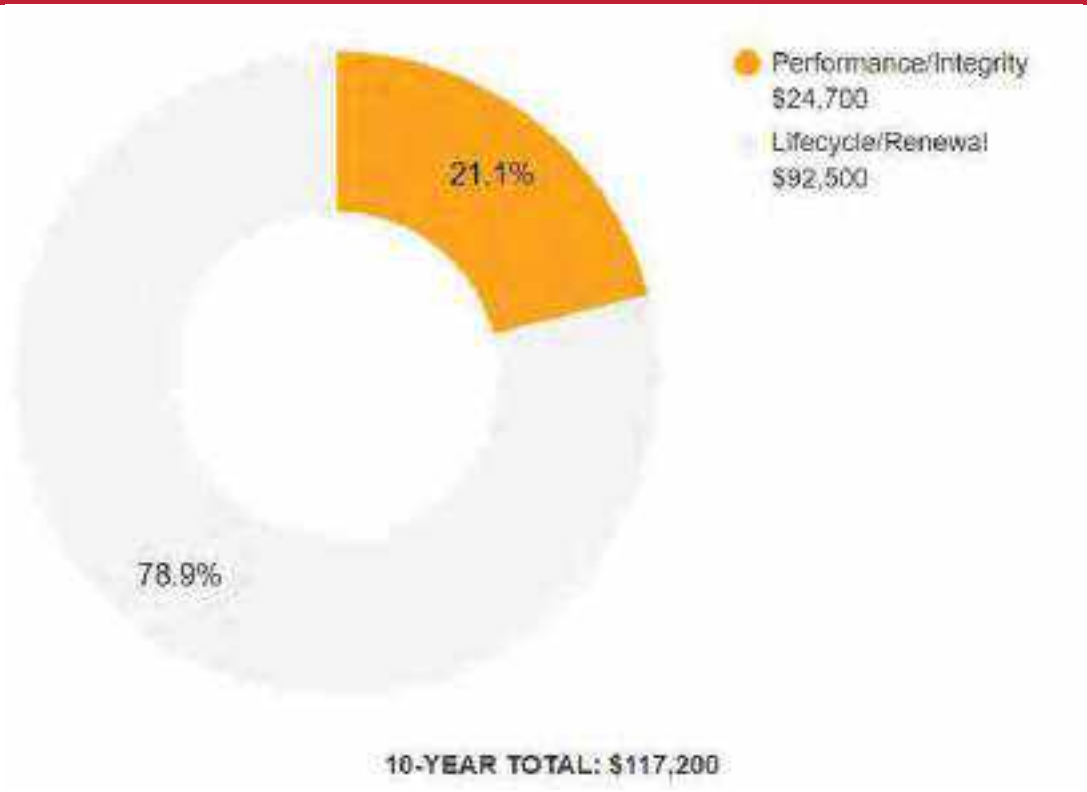
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Roadways in Poor condition.

Pavement, Asphalt
Carlyle E. Linder Equestrian Park Restrooms/Concession Park Entrance-Roadway

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $18,200

**$$$**$

The asphalt pavement displays notable signs of deterioration, including alligator cracking, transverse cracking, extensive raveling, and localized depressions. Milling and overlay recommended. - AssetCALC ID: 7199031

Roadways in Poor condition.

Pavement, Asphalt
Carlyle E. Linder Equestrian Park Restrooms/Concession Park Entrance-Roadway

Uniformat Code: G2010
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$$**$$

No recent seal coat visible - AssetCALC ID: 7211344

B-6. Equestrian

Equestrian			
Asset Type	Riding Rinks		
Asset Location	Main site		
Overall Condition	Fair		
Parking Spaces	One		
Component	*Description*	*Quantity*	*Condition*
Pole Light Fixture w/ Lamps	Any type 30' High, w/ LED Replacement, Replace/Install	2 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	10 EA	Fair
Fences & Gates	Fence, Metal Tube 4', Replace	1100 LF	Fair
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	None		

B-7. General Site

General Site			
Asset Type	General site		
Asset Location	Throughout site		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Bicycle repair station, tools, pump, stands	Exercise Station Parks/Trails, Standard, Replace	2 EA	Fair
Irrigation System	Control Panel, Replace	1 EA	Fair
Drinking Fountain	Wall-Mounted, Bi-Level, Replace	2 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	3 EA	Fair
Roadways	Pavement, Asphalt, Seal & Stripe	3500 SF	Poor
Roadways	Pavement, Asphalt, Mill & Overlay	3500 SF	Poor

General Site			
Bike Rack	Fixed 6-10 Bikes, Replace	1 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	5000 SF	Good
Retaining Wall	Brick/Stone, Replace	300 SF	Fair
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Fair
Trash Receptacle	Portable/Light-Duty, Replace	1 EA	Fair
Irrigation System	Controllers & Valves, Repairs & Adjustments, Repair	45000 SF	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Park Bench	Precast Concrete, Replace	3 EA	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	2 EA	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Ancillary Building	Wood-Framed , Replace	60 SF	Fair
Picnic Table	Metal Powder-Coated, Replace	1 EA	Fair
Landscaping and Topography	Limited landscaping features; irrigation present Site is generally flat		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential moderate issues have been identified at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Drive aisle asphalt is deteriorated, no accessible route from public way		

C.Buildings

C-1. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

Replacement Value	*Total SF*	*Cost/SF*
$ 199,500	*570*	*$ 350*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 0	0.0 %
5-Year	$ 13,900	7.0 %
10-Year	$ 33,900	17.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Immediate Needs

No immediate needs were identified.

Key Findings

No key findings were identified.

Areas Observed

All key areas of the site were accessible and observed

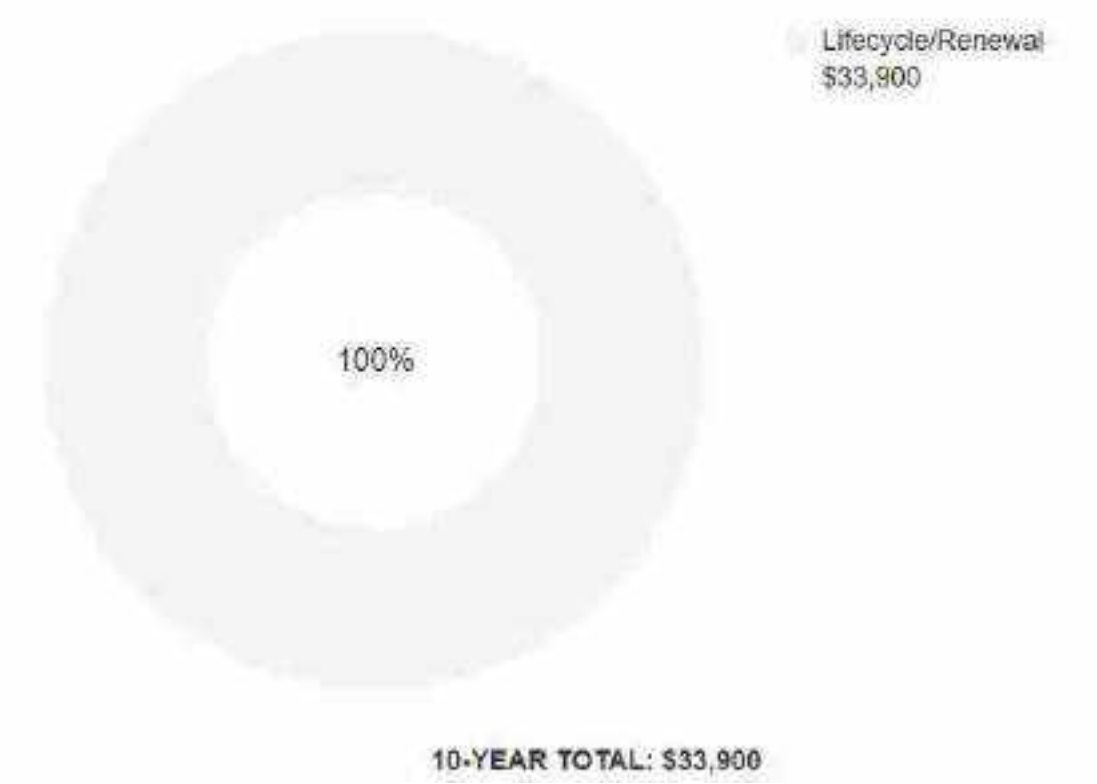
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



C-2. Restroom/Concession Building

Building: Systems Summary		
Address	Restroom Building-1000 North Glendora Mountain Road, Glendora, California 91741	
Constructed	1980	
Building Size	570 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation.	Fair
Façade	Wall Finish: CMU Windows: Wood	Good
Roof	Shed construction with asphalt shingles	Fair
Interiors	Walls: painted and unfinished Floors: VCT and unfinished concrete Ceilings: Painted and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Toilets and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	None	Fair

Building: Systems Summary

Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

D.Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All spaces were accessible and observed.

E. 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 requires 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1980. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. 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. The 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 a 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.

G. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

H.Energy Audit

The purpose of this Energy Audit is to provide Carlyle E. Linder Equestrian Park Restrooms/Conces with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures.
- Ranking recommended cost measures, based on the criticality of the project and the largest payback.

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	1
Number of domestic water meter observed	1

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30 /kWh	N/A	$11.18 /kgal

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Carlyle E. Linder Equestrian Park. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$36 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$6 *(In Current Dollars)*
Net Effective ECM Payback	6.2 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Arezou Masoumi

		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Water							
				($)	(kGal)	(Mmbtu)	($)	($)	($)	(Yrs.)	($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location:Carlyle E. Linder Equestrian Park - Restrooms	$32	0	0	$5	$0	$7	4.87	$24	10.00
	Attribute:	Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators										
Totals for No/Low Cost Items				**$32**	**0**	**0**	**$5**	**$0**	**$7**	**4.87**		
Total For Capital Cost				**$0**	**0**	**0**	**$0**	**$0**	**$0**	**0.00**		
		Interactive Savings Discount @ 10%			0	0	$0	$0	-$1			
		Total Contingency Expenses @ 15%		$5								
Total for Improvements				**$37**	**0**	**0**	**$4**	**$0**	**$6**	**6.22**		

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out

L. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Carlyle E. Linder Equestrian Park Restrooms/Conces, 1000 North Glendora Mountain Road, Glendora, California 91741, 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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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - BUILDING FRONT ELEVATION

2 - BUILDING RIGHT ELEVATION

3 - BUILDING REAR ELEVATION

4 - BUILDING LEFT ELEVATION

5 - ROOF

6 - BUILDING INTERIOR

Photographic Overview

7 - ELECTRICAL PANEL

8 - IRRIGATION CONTROL SYSTEM

9 - SHELTER NOTICE BOARD

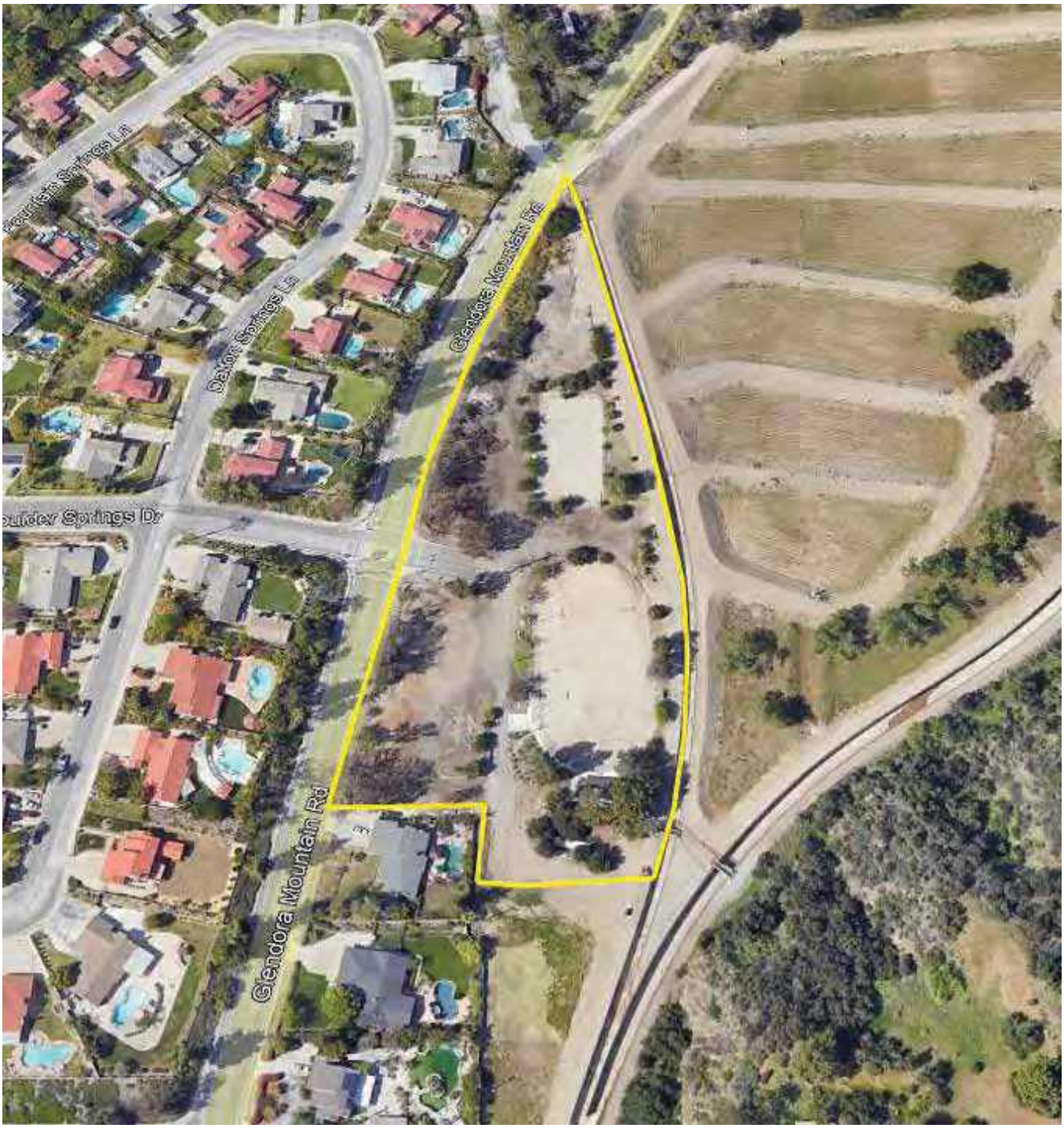
10 - PICNIC AREA

11 - RIDING RINK

12 - PARKING AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-002.379	Carlyle E. Linder Equestrian Park Restrooms/Concession
Source	**On-Site Date**
Google	January 4, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carlyle E. Linder Equestrian Park Restrooms/Conces

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/4/2024

Phone Number: 6266726306

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: 1980	Renovated: 2018	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	N/A	
		Electrical		
		Site Pavement		
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?			X		
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review & Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Carlyle E. Linder Equestrian Park Restrooms/

BV Project Number: 158691.23R000-002.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

SIGNAGE

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			One space is provided
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			The provided space is designed as "universal" with approx. 13' overall width including access aisle
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			Located shortest space to viewing area
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		No sidewalk from street
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

RESTROOM ENTRANCE

KITCHEN ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?			X	
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			X	

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

SINK

RANGE

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?			X	Kitchen is work space only, no general use by employees or public, access-ibility not required
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			X	
3	Is there an accessible countertop/preparation space of proper width and height ?			X	
4	Is there an accessible sink space of proper width and height ?			X	
5	Does the sink faucet have compliant handles ?			X	
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buiding Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	900 SF	5	7211745
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	1,200 SF	15	7211747
Interiors						
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7211755
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	7	7211744
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	370 SF	4	7211754
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	7211746
Plumbing						
D2010	Snack Bar-Kitchen	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	7	7211743
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Stainless Steel	2	16	7199027
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	570 SF	4	7211750
D2010	Restroom Building-Snack Bar	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	16	7199025
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7199028
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	570 SF	20	7211753
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	570 SF	10	7211748
Equipment & Furnishings						
E1060	Restroom Building-Snack Bar	Fair	Residential Appliances, Range, Electric	1	8	7199026
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	8	10	7211749

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Next to Restrooms Building Right Elevation	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	7199033
D2010	Picnic Area	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7211349
Special Construction & Demo						
F1020	Park Entrance	Fair	Ancillary Building, Wood-Framed	60 SF	15	7211886
Pedestrian Plazas & Walkways						
G2010	Park Entrance-Roadway	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	3,500 SF	2	7211344
G2010	Park Entrance-Roadway	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	3,500 SF	2	7199031
G2030	Throughout park-Sidewalks and Picnic area	Good	Sidewalk, Concrete, Large Areas	5,000 SF	46	7199030
Athletic, Recreational & Playfield Areas						
G2050	Next to Restrooms Building Front Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	8	7199024
G2050	bicycle repair station-pump	Fair	bicycle repair station, tools, pump, stands, Exercise Station Parks/Trails, Standard	2	8	7199375
G2050	Riding Rink (1) close to the Restrooms Building	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	10	10	7199032
G2050	Next to Restrooms Building Front Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	8	7199372
Sitework						
G2060	Next to Restrooms Building Rear Elevation	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199022
G2060	Next to Restrooms Building Rear Elevation	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199034
G2060	Park Picnic Area	Fair	Bike Rack, Fixed 6-10 Bikes	1	11	7199376
G2060	Park Entrance on Both Sides	Fair	Retaining Wall, Brick/Stone	300 SF	21	7199039
G2060	Parking area	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199036
G2060	Park Entrance	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7199369
G2060	Picnic Area	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7199367
G2060	Next to Riding Rink 2	Fair	Park Bench, Metal Powder-Coated	1	11	7199370

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Next to Restrooms Building Front Elevation	Fair	Park Bench, Precast Concrete	1	16	7199023
G2060	Next to Restrooms Building Front Elevation	Fair	Park Bench, Precast Concrete	1	16	7199021
G2060	Next To the Ridding Rink1	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	16	7199377
G2060	Next to Restrooms Building Front Elevation	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	16	7199020
G2060	Picnic Area	Fair	Picnic Table, Precast Concrete	1	16	7199373
G2060	Next to Riding Rink 2	Fair	Park Bench, Metal Powder-Coated	1	11	7199374
G2060	Next to Ride Rink 2	Fair	Picnic Table, Metal Powder-Coated	1	11	7199368
G2060	Riding Rinks(1&2)	Fair	Fences & Gates, Fence, Metal Tube 4'	1,100 LF	20	7211346
G2060	Picnic Area	Fair	Picnic Table, Precast Concrete	1	16	7199371
G2060	Next to Restrooms Building left Elevation	Fair	Park Bench, Precast Concrete	1	11	7199035
G2080	Right Side of Park Entrance-Next to the Parking area	Fair	Irrigation System, Control Panel	1	8	7199029
G2080	Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	45,000 SF	5	7211752
G4050	Riding Rink1	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7199038
G4050	Riding Rink1	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7199019

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estima
Carlyle E. Linder Equestrian Park Restrooms/Concession	$0	$0	$21,820	$0	$0	$31,044	$3,198	$5,626	$19,244	$0	$2,399	$39,951	$3,341	$0	$0	$50,064	$17,189	$3,873	$0	$0	$100,492	**$298,24**
Carlyle E. Linder Equestrian Park Restrooms/Concession / Building	$0	$0	$0	$0	$7,610	$6,295	$0	$3,568	$1,168	$0	$15,189	$0	$0	$0	$1,249	$19,029	$26,261	$0	$0	$0	$3,829	**$84,19**
Grand Total	**$0**	**$0**	**$21,820**	**$0**	**$7,610**	**$37,339**	**$3,198**	**$9,194**	**$20,412**	**$0**	**$17,588**	**$39,951**	**$3,341**	**$0**	**$1,249**	**$69,093**	**$43,449**	**$3,873**	**$0**	**$0**	**$104,321**	**$382,43**

Carlyle E. Linder Equestrian Park Restrooms/Concession

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficien Repa Estima
D2010	Picnic Area	7211349	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$1,500.00	$2,231.55	$2,232								$2,232															**$2,23**
D2010	Next to Restrooms Building Right Elevation	7199033	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	$1,500.00	$2,231.55	$2,232									$2,232													**$2,23**
F1020	Park Entrance	7211886	Ancillary Building, Wood-Framed , Replace	35	20	15	60	SF	$60.00	$89.26	$5,356																	$5,356						**$5,35**
G2010	Park Entrance-Roadway	7211344	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	3500	SF	$0.45	$0.67	$2,343			$2,343					$2,343					$2,343							$2,343				**$9,37**
G2010	Park Entrance-Roadway	7199031	Roadways, Pavement, Asphalt, Mill & Overlay	25	23	2	3500	SF	$3.50	$5.21	$18,224			$18,224																				**$18,22**
G2050	bicycle repair station-pump	7199375	bicycle repair station, tools, pump, stands, Exercise Station Parks/Trails, Standard, Replace	15	7	8	2	EA	$1,000.00	$1,487.70	$2,975									$2,975													**$2,97**
G2050	Riding Rink (1) close to the Restrooms Building	7199032	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	10	EA	$120.00	$178.52	$1,785											$1,785											**$1,78**
G2050	Next to Restrooms Building Front Elevation	7199024	Campground Accessories, Grill, Pedestal-Style, Replace	15	7	8	1	EA	$600.00	$1,057.92	$1,058									$1,058													**$1,05**
G2050	Next to Restrooms Building Front Elevation	7199372	Campground Accessories, Grill, Pedestal-Style, Replace	15	7	8	1	EA	$600.00	$892.62	$893									$893													**$89**
G2060	Parking area	7199036	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Next to Restrooms Building Rear Elevation	7199022	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Next to Restrooms Building Rear Elevation	7199034	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Picnic Area	7199367	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$59**
G2060	Next to Riding Rink 2	7199370	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Riding Rink 2	7199374	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Ride Rink 2	7199368	Picnic Table, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Restrooms Building left Elevation	7199035	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,48**
G2060	Park Picnic Area	7199376	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	1	EA	$800.00	$1,190.16	$1,190												$1,190										**$1,19**
G2060	Next to Restrooms Building Front Elevation	7199023	Park Bench, Precast Concrete, Replace	25	9	16	1	EA	$1,000.00	$1,487.70	$1,488																	$1,488					**$1,48**
G2060	Next to Restrooms Building Front Elevation	7199021	Park Bench, Precast Concrete, Replace	25	9	16	1	EA	$1,000.00	$1,487.70	$1,488																	$1,488					**$1,48**
G2060	Next To the Ridding Rink1	7199377	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	1	EA	$1,400.00	$2,082.78	$2,083																	$2,083					**$2,08**
G2060	Next to Restrooms Building Front Elevation	7199020	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	1	EA	$1,400.00	$2,082.78	$2,083																	$2,083					**$2,08**
G2060	Picnic Area	7199373	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,78**
G2060	Picnic Area	7199371	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,78**
G2060	Riding Rinks(1&2)	7211346	Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	1100	LF	$34.00	$50.58	$55,640																					$55,640	**$55,64**
G2060	Park Entrance	7199369	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,23**
G2080	Landscaping	7211752	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	45000	SF	$0.40	$0.60	$26,779						$26,779										$26,779						**$53,55**
G2080	Right Side of Park Entrance-Next to the Parking area	7199029	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,43**
G4050	Riding Rink1	7199038	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$10,413.90	$10,414												$10,414										**$10,41**
G4050	Riding Rink1	7199019	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$10,413.90	$10,414												$10,414										**$10,41**
Totals, Unescalated												**$0**	**$0**	**$20,567**	**$0**	**$0**	**$26,779**	**$2,678**	**$4,575**	**$15,191**	**$0**	**$1,785**	**$28,861**	**$2,343**	**$0**	**$0**	**$32,134**	**$10,711**	**$2,343**	**$0**	**$0**	**$55,640**	**$203,60**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$21,820**	**$0**	**$0**	**$31,044**	**$3,198**	**$5,626**	**$19,244**	**$0**	**$2,399**	**$39,951**	**$3,341**	**$0**	**$0**	**$50,064**	**$17,189**	**$3,873**	**$0**	**$0**	**$100,492**	**$298,24**

Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buiding Exterior	7211745	Exterior Walls, any painted surface, Prep & Paint	10	5	5	900	SF	$3.00	$4.46	$4,017						$4,017										$4,017						**$8,034**
B3010	Roof	7211747	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	1200	SF	$3.80	$5.65	$6,784																$6,784						**$6,784**
C2010	Restrooms	7211755	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669						**$1,339**
C2030	Kitchen	7211754	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	370	SF	$1.50	$2.23	$826					$826									$826								**$1,651**
C2030	Restrooms	7211744	Flooring, Vinyl Sheeting, Replace	15	8	7	200	SF	$7.00	$10.41	$2,083								$2,083														**$2,083**
C2050	Restrooms	7211746	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	250	SF	$2.00	$2.98	$744						$744										$744						**$1,488**
D2010	Snack Bar-Kitchen	7211743	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	8	7	1	EA	$550.00	$818.24	$818								$818														**$818**
D2010	Throughout Building	7211750	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	36	4	570	SF	$7.00	$10.41	$5,936					$5,936																	**$5,936**
D2010	Restroom Building-Snack Bar	7199025	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	2	EA	$2,500.00	$3,719.25	$7,439																			$7,439			**$7,439**
D2010	Restrooms	7199027	Sink/Lavatory, Wall-Hung, Stainless Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																			$5,058			**$5,058**

Replacement Reserves Report

2/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7199028	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D5030	Throughout Building	7211753	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	570	SF	$2.50	$3.72	$2,120																						$2,120	**$2,120**
D5040	Throughout Building	7211748	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	570	SF	$2.10	$3.12	$1,781											$1,781											**$1,781**
E1060	Restroom Building-Snack Bar	7199026	Residential Appliances, Range, Electric, Replace	15	7	8	1	EA	$620.00	$922.37	$922									$922													**$922**
G4050	Building Exterior	7211749	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	10	10	8	EA	$800.00	$1,190.16	$9,521											$9,521											**$9,521**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$6,762**	**$5,430**	**$0**	**$2,901**	**$922**	**$0**	**$11,302**	**$0**	**$0**	**$0**	**$826**	**$12,214**	**$16,365**	**$0**	**$0**	**$0**	**$2,120**	**$58,842**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$7,610**	**$6,295**	**$0**	**$3,568**	**$1,168**	**$0**	**$15,189**	**$0**	**$0**	**$0**	**$1,249**	**$19,029**	**$26,261**	**$0**	**$0**	**$0**	**$3,829**	**$84,198**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7211743	D2010	**Water Heater**	Electric, Residential, 5 to 15 GAL		Carlyle E. Linder Equestrian Park Restrooms/Concession / Building	Snack Bar-Kitchen		Inaccessible	Inaccessible			

Appendix H:
Energy Conservation Measures Calculations

Property of BV, All Rights Reserved

UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**:Carlyle E. Linder Equestrian Park -Restrooms
Attributes:	Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit			Number of Occupants Affected by Retrofit	5	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day			Estimated Number of Uses Per Day	1	

Annual Water Savings From Installing Low Flow Aerators: 0.17 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.95	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	15	kWh	Annual Cost Savings In Form of Water	$2	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	0.17	kGal	Annual Energy Savings From Water Heater	$5	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$16		Estiamted Labor Cost	$16	
Estimated Total Annual Cost Savings	$7	$$	Estimated Total Installation Cost	$32	$$
Simple Payback Period	4.87	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $32 Estimated Annual Cost Savings: $7 Simple Payback Period (Yrs): 4.87

Appendix I:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendoram, California 91741
Mr. Michael Sledd

Art Cook Demonstration Gardens
1021 East Sierra Madre Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-003.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 5, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Number of Buildings	None
Main Address	1021 East Sierra Madre Avenue, Glendora, California 91741
Site Developed	2013 (estimated per historic aerial photographs)
Site Area	0.4 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 5, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Art Cook Demonstration Gardens Park is situated at the corner of Sierra Madre and Loraine. This small botanical garden encompasses an estimated land area of 0.4 acres.

Amenities and General Site

The community park showcases a variety of plantings, including trees, plants, and shrubs. The site area is furnished with precast concrete benches and a trash receptacle. Two sides of the park are surrounded by chain-link fencing, and a park monument sign is prominently displayed. Components are in good to fair condition, and maintenance appears to be good. Lifecycle replacements are recommended over the reserve term .

Architectural

There are no buildings on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies are recommended.

B. Amenities and General Site

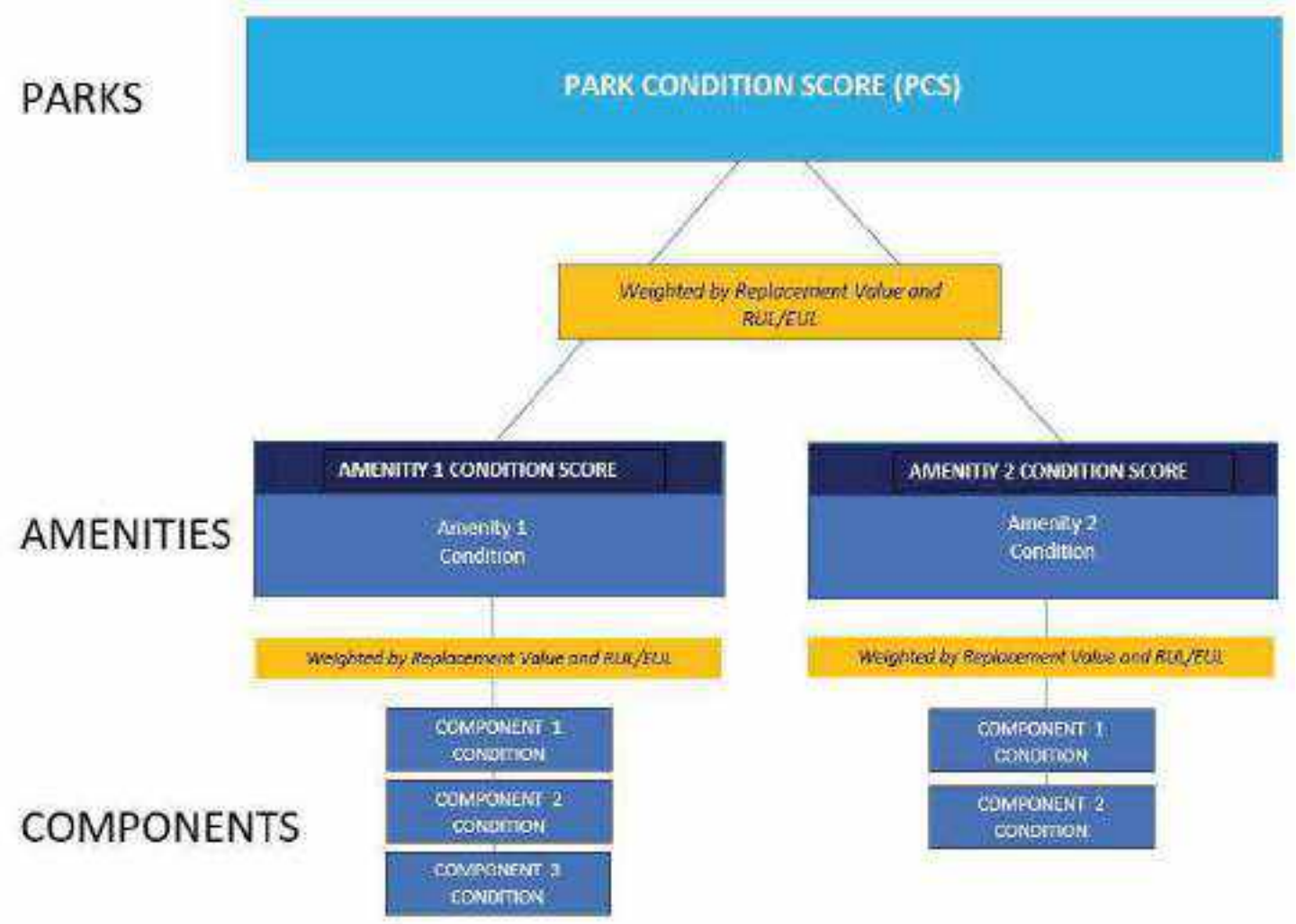
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

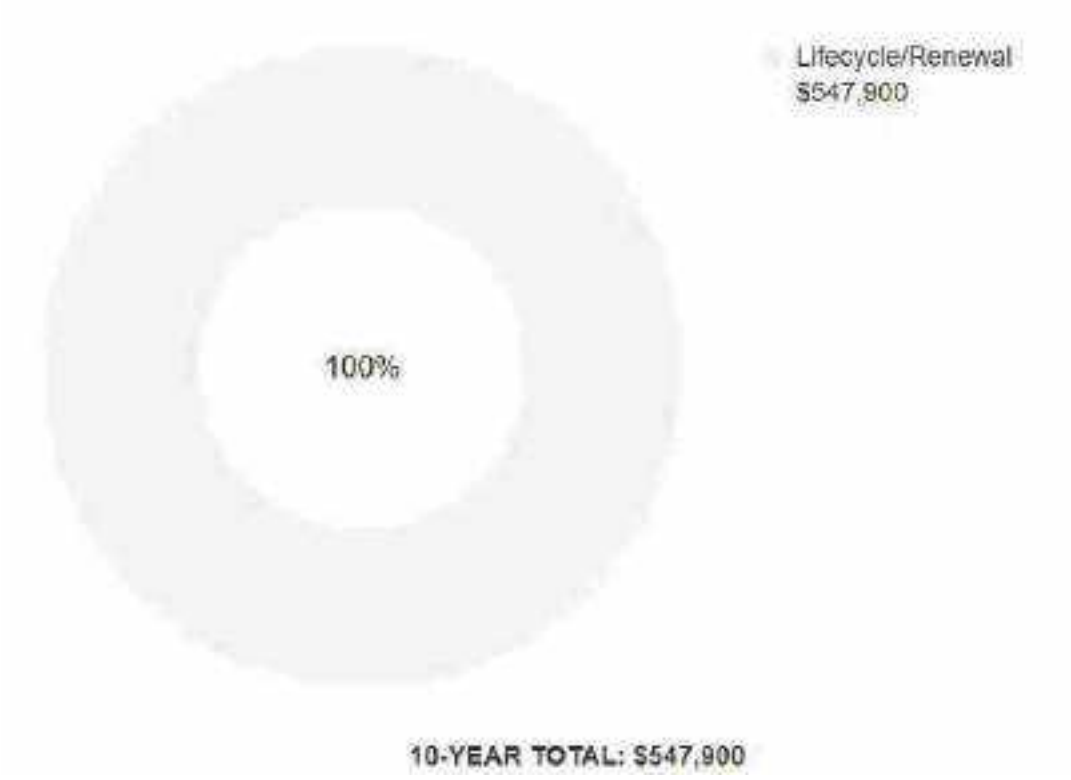
Art Cook Demonstration Gardens	OVERALL CONDITION SCORE	TOTAL ACRES:
	57	REPLACEMENT VALUE: $ 268,900
		REMAINING VALUE: $ 119,574
		SAFETY ISSUES: 0
		FAILED COMPONENTS: 0

B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site

General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Trash Receptacle	Heavy-Duty Fixed Concrete	1 EA	Good
Park Bench	Precast Concrete	2 EA	Fair/Good
Signage	Property, Building or Pole-Mounted	1 EA	Fair
Backflow Preventer	Domestic Water	1 EA	Fair
Irrigation System	Control Panel	1 EA	Fair
Fences & Gates	Fence, Chain Link 6'	300 LF	Fair
Sidewalk	Concrete, Large Areas	1000 SF	Fair
Irrigation System	Controllers & Valves, Repairs & Adjustments	10000 SF	Fair

General Site			
Landscaping	Planting Beds, Shrubs and Perennials, Basic	10000 SF	Fair
Landscaping and Topography	None		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Key Issues and Findings	Lack of site lighting		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. 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 requires 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 2017. The park has not since been substantially renovated.
- The following table summarizes the accessibility conditions of the exterior amenities in the park:

Art Cook Demonstration Gardens: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2017	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

G. 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.

H. 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

I. Energy Audit

The purpose of this Energy Audit is to provide Art Cook Demonstration Gardens with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The site contains no energy-consuming features, therefore no energy conservation analysis was able to be performed.

J. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Art Cook Demonstration Gardens, 1021 East Sierra Madre Avenue, Glendora, California 91741, 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.

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.

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

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

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Project Manager

Reviewed by:

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K. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview

1 - PARK FRONT ELEVATION

2 - PARK RIGHT ELEVATION

3 - IRRIGATION SYSTEM

4 - BACKFLOW PREVENTER

5 - SIDEWALK

6 - PARK SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-003.379	Art Cook Demonstration Gardens
Source	**On-Site Date**
Google	January 5, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Art Cook Demonstration Gardens

Name of person completing form: Michael Sledd

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/5/2024

Phone Number: 6269148248

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	Renovated	
2	Building size in SF	15,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Art Cook Demonstration Gardens

BV Project Number: 158691.23R000-003.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Exterior Accessible Route

SITE WALKWAYS

ACCESS AT PUBLIC WAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?			X	
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Art Cook Demonstration Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Park Left Elevation	Fair	Backflow Preventer, Domestic Water	1	16	7199000
Pedestrian Plazas & Walkways						
G2030	Sidewalks throughout Park	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	25	7222431
Sitework						
G2060	Park Front elevation	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	20	7198998
G2060	Park Left elevation	Good	Park Bench, Precast Concrete	1	20	7198996
G2060	Park Center	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7198997
G2060	Front Elevation	Fair	Park Bench, Precast Concrete	1	6	7198993
G2060	Park Rear and Left Elevations	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	20	7216347
G2080	Throughout Park	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10,000 SF	6	7198992
G2080	Park Left Elevation	Fair	Irrigation System, Control Panel	1	8	7198995
G2080	Throughout Park	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	10,000 SF	3	7222437
G4050	Park Front elevation	Fair	Walkway Lighting, Bollard Style, Concrete-Based	1	10	7222647

Appendix F:
Replacement Reserves

Replacement Reserves Report

Art Cook Demonstration Gardens

2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Art Cook Demonstration Gardens	$0	$0	$0	$243,847	$0	$0	$8,882	$0	$292,109	$0	$2,999	$3,089	$0	$327,711	$0	$0	$12,175	$0	$379,906	$0	$23,376	**$1,294,095**
Grand Total	**$0**	**$0**	**$0**	**$243,847**	**$0**	**$0**	**$8,882**	**$0**	**$292,109**	**$0**	**$2,999**	**$3,089**	**$0**	**$327,711**	**$0**	**$0**	**$12,175**	**$0**	**$379,906**	**$0**	**$23,376**	**$1,294,095**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Park Left Elevation	7199000	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
G2060	Front Elevation	7198993	Park Bench, Precast Concrete, Replace	25	19	6	1	EA	$1,000.00	$1,487.70	$1,488							$1,488															**$1,488**
G2060	Park Front elevation	7198998	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	5	20	1	EA	$1,400.00	$2,082.78	$2,083																						$2,083	**$2,083**
G2060	Park Left elevation	7198996	Park Bench, Precast Concrete, Replace	25	5	20	1	EA	$1,000.00	$1,487.70	$1,488																						$1,488	**$1,488**
G2060	Park Rear and Left Elevations	7216347	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	300	LF	$21.00	$31.24	$9,373																						$9,373	**$9,373**
G2060	Park Center	7198997	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232											**$2,232**
G2080	Throughout Park	7198992	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	10000	SF	$0.40	$0.60	$5,951							$5,951											$5,951					**$11,902**
G2080	Park Left Elevation	7198995	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439														**$7,439**
G2080	Throughout Park	7222437	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	2	3	10000	SF	$15.00	$22.32	$223,155				$223,155					$223,155					$223,155								**$892,620**
G4050	Park Front elevation	7222647	Walkway Lighting, Bollard Style, Concrete-Based, Replace	20	10	10	1	EA	$1,500.00	$2,231.55	$2,232												$2,232											**$2,232**
Totals, Unescalated												**$0**	**$0**	**$0**	**$223,155**	**$0**	**$0**	**$7,439**	**$0**	**$230,594**	**$0**	**$2,232**	**$2,232**	**$0**	**$223,155**	**$0**	**$0**	**$7,587**	**$0**	**$223,155**	**$0**	**$12,943**	**$932,490**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$243,847**	**$0**	**$0**	**$8,882**	**$0**	**$292,109**	**$0**	**$2,999**	**$3,089**	**$0**	**$327,711**	**$0**	**$0**	**$12,175**	**$0**	**$379,906**	**$0**	**$23,376**	**$1,294,095**

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Sierra Madre Avenue Water Yard
1051 East Sierra Madre Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-005.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 9, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Water Yard
Number of Buildings	Three
Main Address	1051 East Sierra Madre Avenue, Glendora, California 91741
Site Developed	1916
Current Occupants	City of Glendora
Date(s) of Visit	November 9, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ron Nichka
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Sierra Madre Avenue Water Yard property was originally constructed in 1916. The Warehouse was one of the original buildings at the property. The Chemical Building was estimated to have been built in 2004, and the Water Department Office was built in 2009.

Architectural

The roofs on the Chemical Building and Water Department Office appear to be original. There is some minor roof edge deterioration on the Chemical Building that are recommended for repair. Some roof leaks have occurred in the Water Department Office causing a few ceiling leaks in the office area. The roof leaks are reportedly repaired as they occur. Roof leaks have been an on-going problem at the Warehouse causing wood ceiling damage in various location in the garage. Repair of the roof leaks and damaged wood ceiling is recommended. Isolated locations of exterior concrete wall cracking was observed on the Chemical Building and Warehouse. The exterior walls on the Water Department Office are in good condition with little to no areas of deterioration. According to the point of contact, there are no issues with building movement or settlement at the property. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Typical lifecycle based replacements for the interior and exterior finishes are budgeted and anticipated during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC components at the Warehouse involve a split system and suspended unit heater. The point of contact reported inadequate heating in the building. A cost allowance to upgrade the HVAC system at the Warehouse has been included in the online capital planning database. Heating and cooling at the Water Department Office are provided by rooftop mounted packaged units. The rooftop units are original and in adequate working condition. There is no HVAC system at the Chemical Building.

The electrical system at the Chemical Building and Water Department Offices are controlled by switchboards that are likely original. The electrical wiring at the Warehouse is reportedly outdated and recommended for replacement. LED lighting was installed at the Warehouse within the past year.

Domestic hot water is supplied by storage tank water heaters at the Warehouse and Water Department Office. Typical commercial plumbing fixtures are utilized in the restrooms. There is no plumbing system at the Chemical Building.

Fire suppression at the Water Department Office consists of a fire sprinkler system. Fire extinguishers are used at the other buildings.

Site

The site consists of the asphalt and concrete paved lots, the ancillary buildings that house the water facility’s booster pumps, and the reservoir structures. Asphalt and concrete pavement cracking was observed in the rear lot of the property. Crack sealing is recommended during the reserve term. Exterior building mounted lights were installed within the last year. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

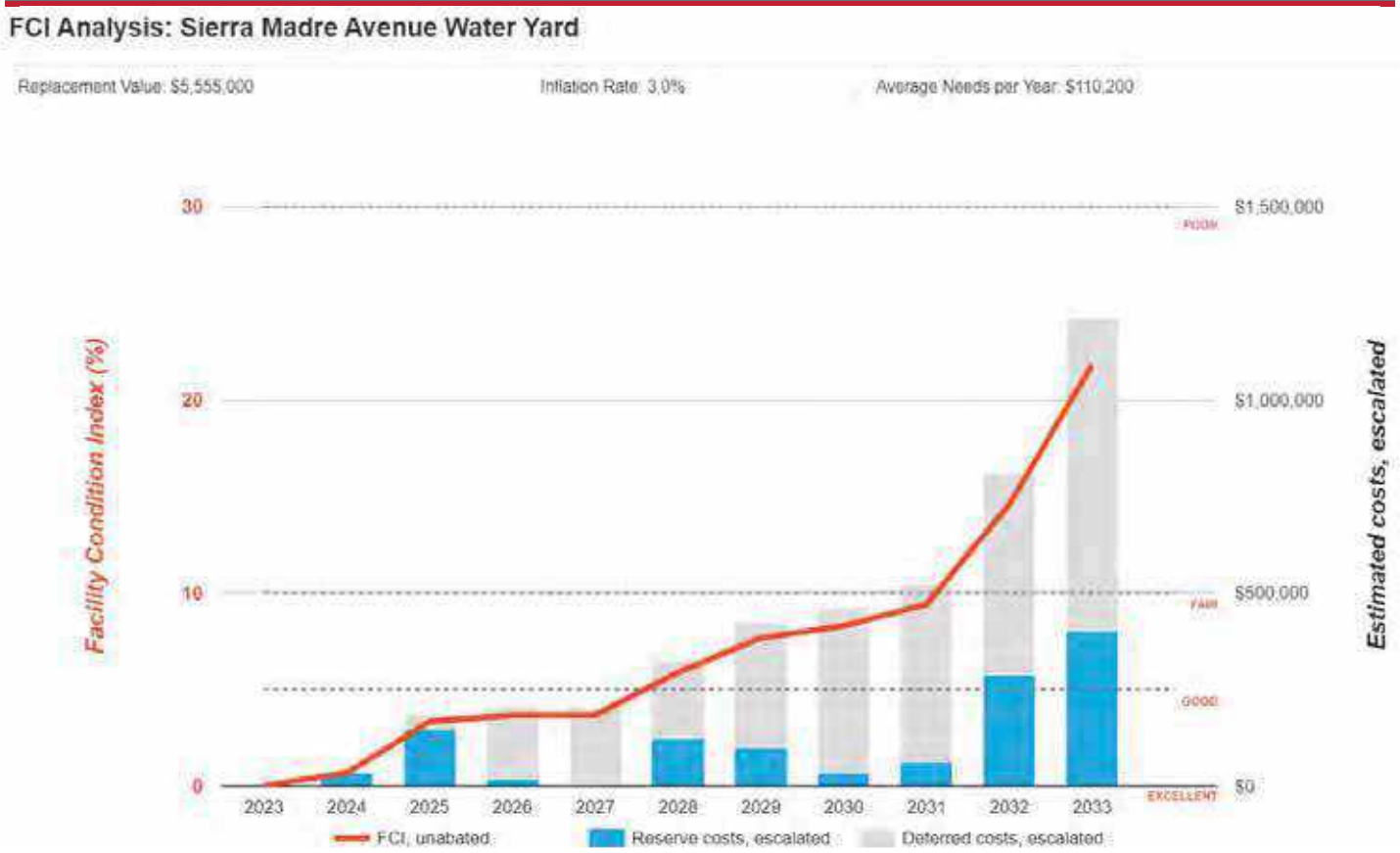
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sierra Madre Avenue Water Yard / Chemical Building (2004)	$700	700	$490,000	0.3%	0.8%	1.8%	2.6%
Sierra Madre Avenue Water Yard / Warehouse (1916)	$375	2,400	$900,000	0.0%	14.4%	19.3%	23.9%
Sierra Madre Avenue Water Yard / Water Department Office (2009)	$700	5,950	$4,165,000	0.0%	0.2%	1.9%	7.5%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Sierra Madre Avenue Water Yard / Chemical Building	1	$1,600
Total	**1**	**$1,600**

Chemical Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7045812	Sierra Madre Avenue Water Yard / Chemical Building	Building Exterior	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,600
Total (1 items)							**$1,600**

Key Findings

Roofing in Poor Condition.

Any Type, Repairs per Man-Day
Sierra Madre Avenue Water Yard Chemical Building - Building Exterior

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Roof edges along overhead door side are deteriorating likely from weather - AssetCALC ID: 7045812

Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Chemical Building - Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Wall cracking along rear wall - AssetCALC ID: 7045799

Roofing in Poor Condition.

Built-Up
Sierra Madre Avenue Water Yard Warehouse Roof

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $50,000

$$$$

Roof leaks have caused extensive interior wood damage - AssetCALC ID: 7045835

Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Warehouse Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $8,600

**$$**$$

Concrete wall cracking along front and left elevations - AssetCALC ID: 7045832

Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Site
Reservoir Pump Housing

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Concrete cracking observed on rear wall - AssetCALC ID: 7165005

Parking Lots in Poor Condition.

Pavement, Concrete
Sierra Madre Avenue Water Yard Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Concrete pavement cracking in rear lot - AssetCALC ID: 7045814

Parking Lots in Poor Condition.

Pavement, Asphalt
Sierra Madre Avenue Water Yard Site Rear Lot

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $28,100

**$$$**$

Areas of cracking observed throughout - AssetCALC ID: 7045796

Motor Control Center in Poor Condition.

With Main Breaker
Sierra Madre Avenue Water Yard Well #13E

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $22,300

**$$$**$

Breaker is currently not working and needs repair/replacement - AssetCALC ID: 7165014

Ceiling Finishes in Poor Condition.

Wood Paneling
Sierra Madre Avenue Water Yard Warehouse
Area

Uniformat Code: C2050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $12,500

**$$$**$

Many areas of ceiling leak damage observed in garage storage area - AssetCALC ID: 7045818

Electrical System in Poor Condition.

Full System Renovation/Upgrade, Low Density/Complexity
Sierra Madre Avenue Water Yard Warehouse
Throughout Building

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $46,400

**$$$**$

Reportedly outdated according to POC - AssetCALC ID: 7045819

HVAC System

Full System Renovation/Upgrade, Low Complexity
Sierra Madre Avenue Water Yard Warehouse

Uniformat Code: D3050
Recommendation: **Replace in 2028**

Priority Score: **54.5**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $15,600

**$$$**$

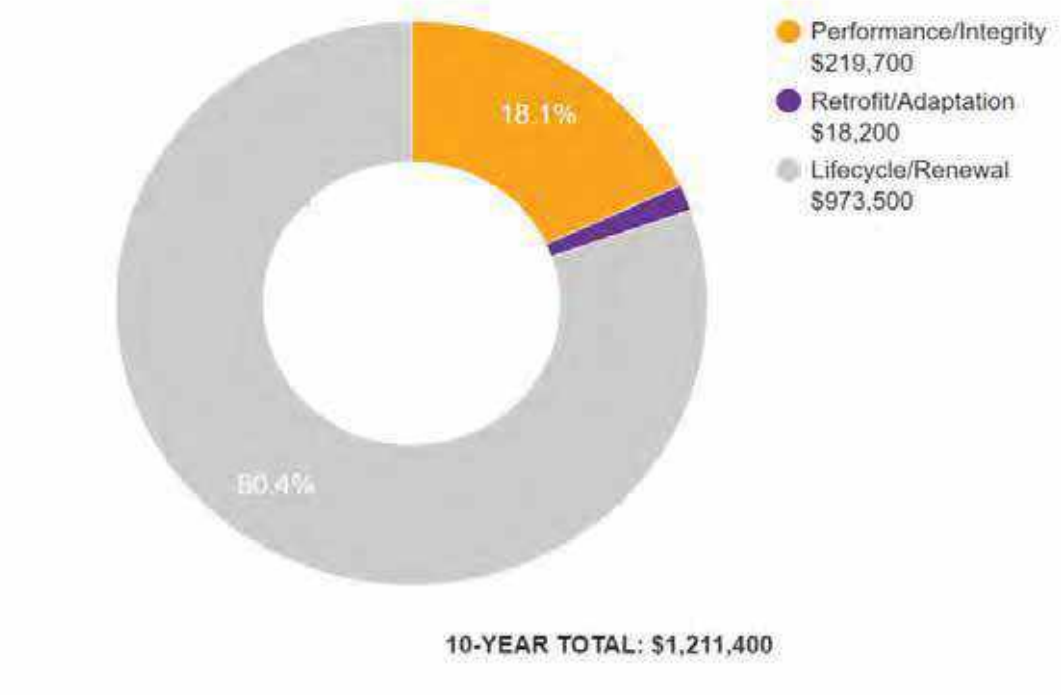
The POC reported that there is inadequate heating at the Warehouse. - AssetCALC ID: 7153264

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.

Plan Type Descriptions		
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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Chemical Building

Chemical Building: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91741	
Constructed/Renovated	2004	
Building Size	700 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Concrete integral to superstructure	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Chemical Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof edge damage, exterior concrete wall cracking	

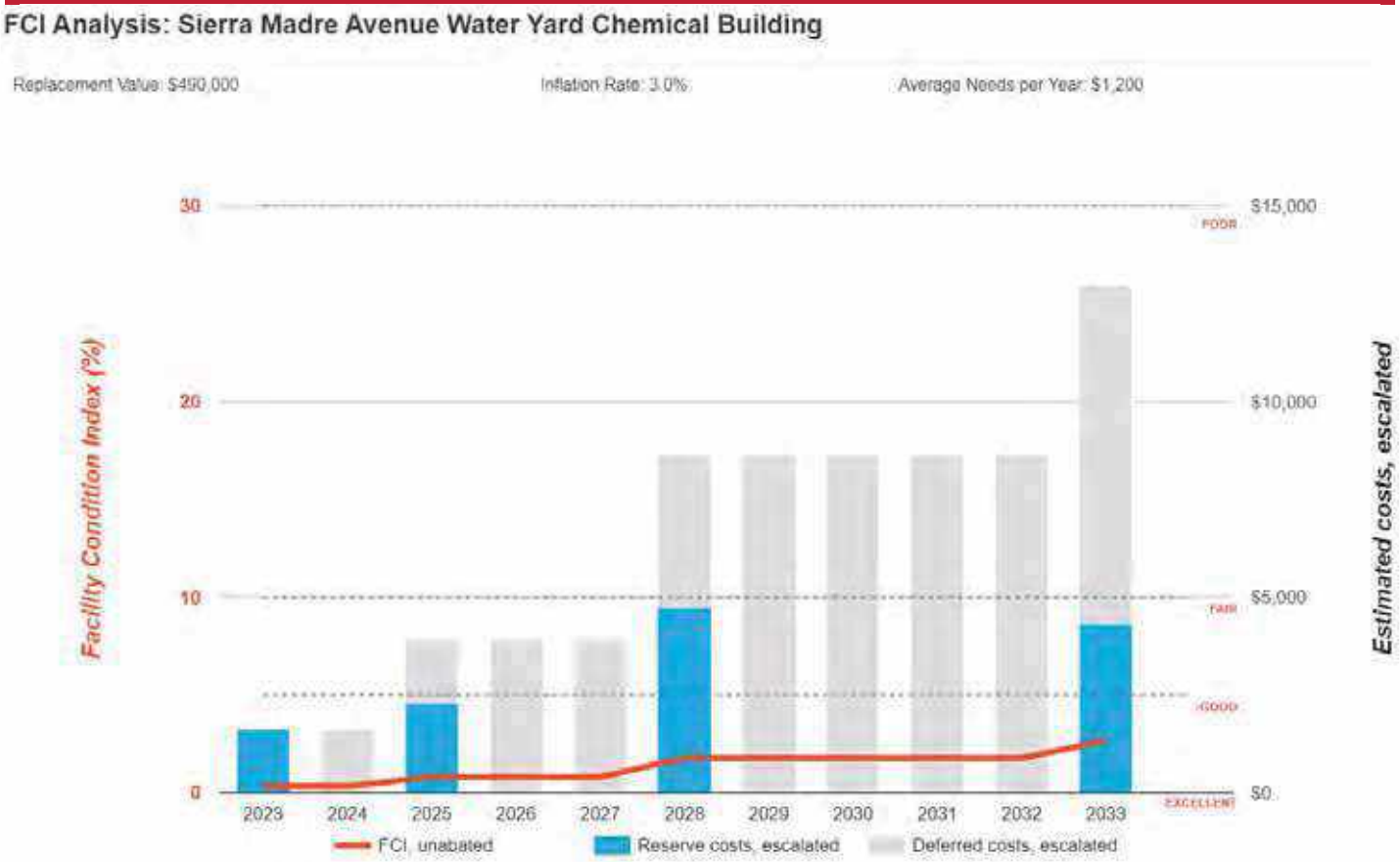
Chemical Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$2,300	-	-	$7,400	$9,700
Roofing	$1,600	-	$4,700	-	$5,400	$11,700
HVAC	-	-	-	$1,400	-	$1,400
Electrical	-	-	-	$2,900	-	$2,900
Site Utilities	-	-	-	-	$3,100	$3,100
TOTALS (3% inflation)	**$1,600**	**$2,300**	**$4,700**	**$4,300**	**$15,900**	**$28,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Warehouse

Warehouse: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91741	
Constructed/Renovated	1916	
Building Size	2,400 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood framed roof	Good
Façade	Exposed CMU and pre-cast concrete wall siding	Fair
Roof	Flat construction with built-up finish	Poor
Interiors	Walls: Painted drywall and CMU Floors: Carpet, vinyl sheeting Ceilings: Suspended ACT, fiberglass	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split system Supplemental components: suspended gas unit heater	Fair

Warehouse: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, interior wood damage, exterior concrete cracking, outdated electrical system	

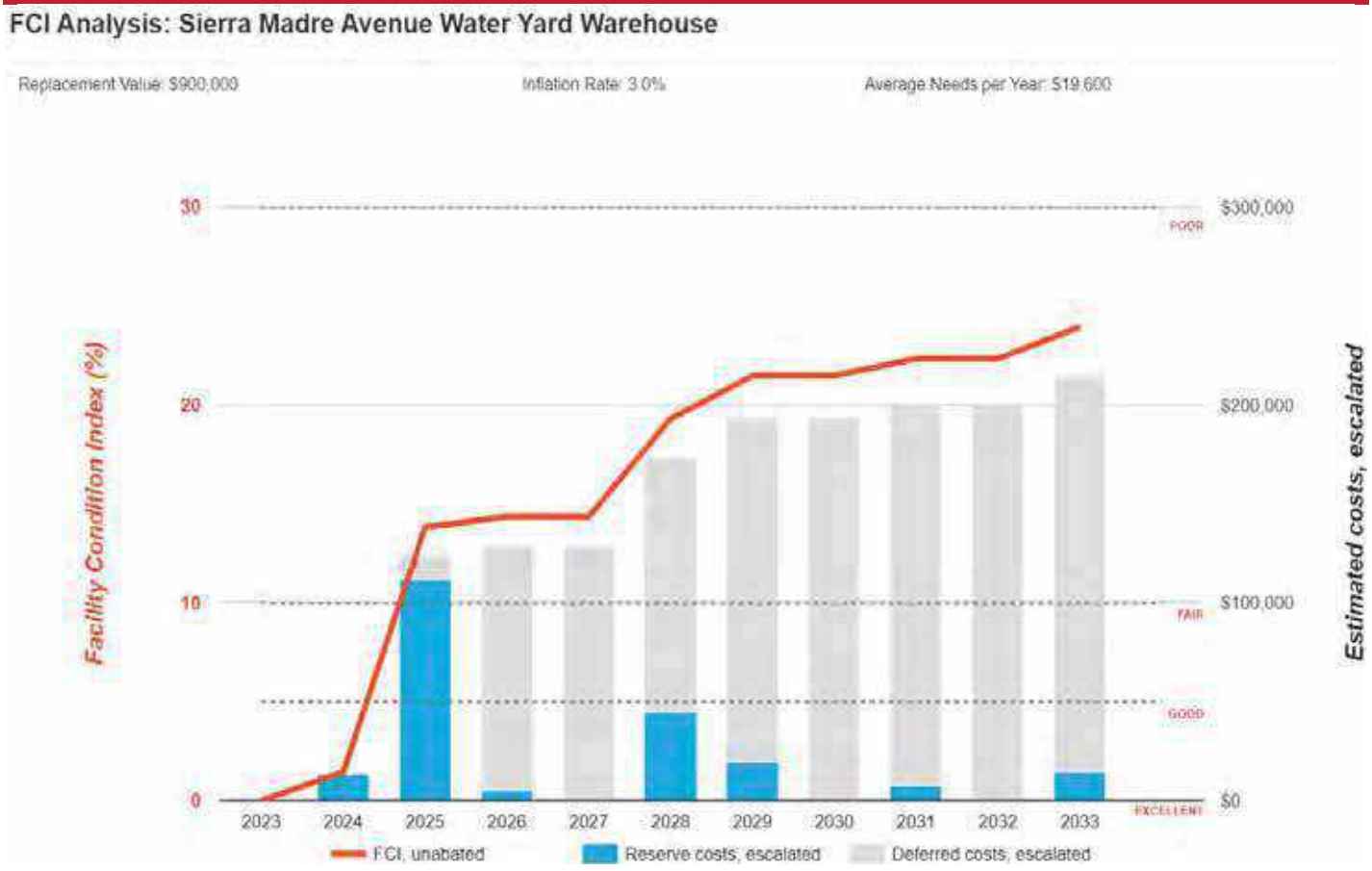
Warehouse: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$9,200	$17,100	-	$58,600	$84,800
Roofing	-	$53,000	-	-	-	$53,000
Interiors	-	$12,900	$9,500	$1,300	$20,700	$44,400
Plumbing	-	-	$900	$14,500	$23,900	$39,400
HVAC	-	-	$21,900	$14,000	$16,200	$52,200
Electrical	-	$49,200	-	-	$30,700	$80,000
Equipment & Furnishings	-	-	-	$11,900	-	$11,900
Site Utilities	-	-	-	-	$4,700	$4,700
TOTALS (3% inflation)	**-**	**$124,300**	**$49,500**	**$41,800**	**$154,900**	**$370,500**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Water Department Office

Water Department Office: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91471	
Constructed/Renovated	2009	
Building Size	5,950 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete slab-on grade foundation	Good
Façade	Metal panels with vinyl windows	Good
Roof	Primary: Gable construction with metal finish Secondary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted drywall, ceramic tile Floors: Carpet, sealed concrete Ceilings: Painted drywall, suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop packaged units Supplementary components: ductless split system	Fair

Water Department Office: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: none	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

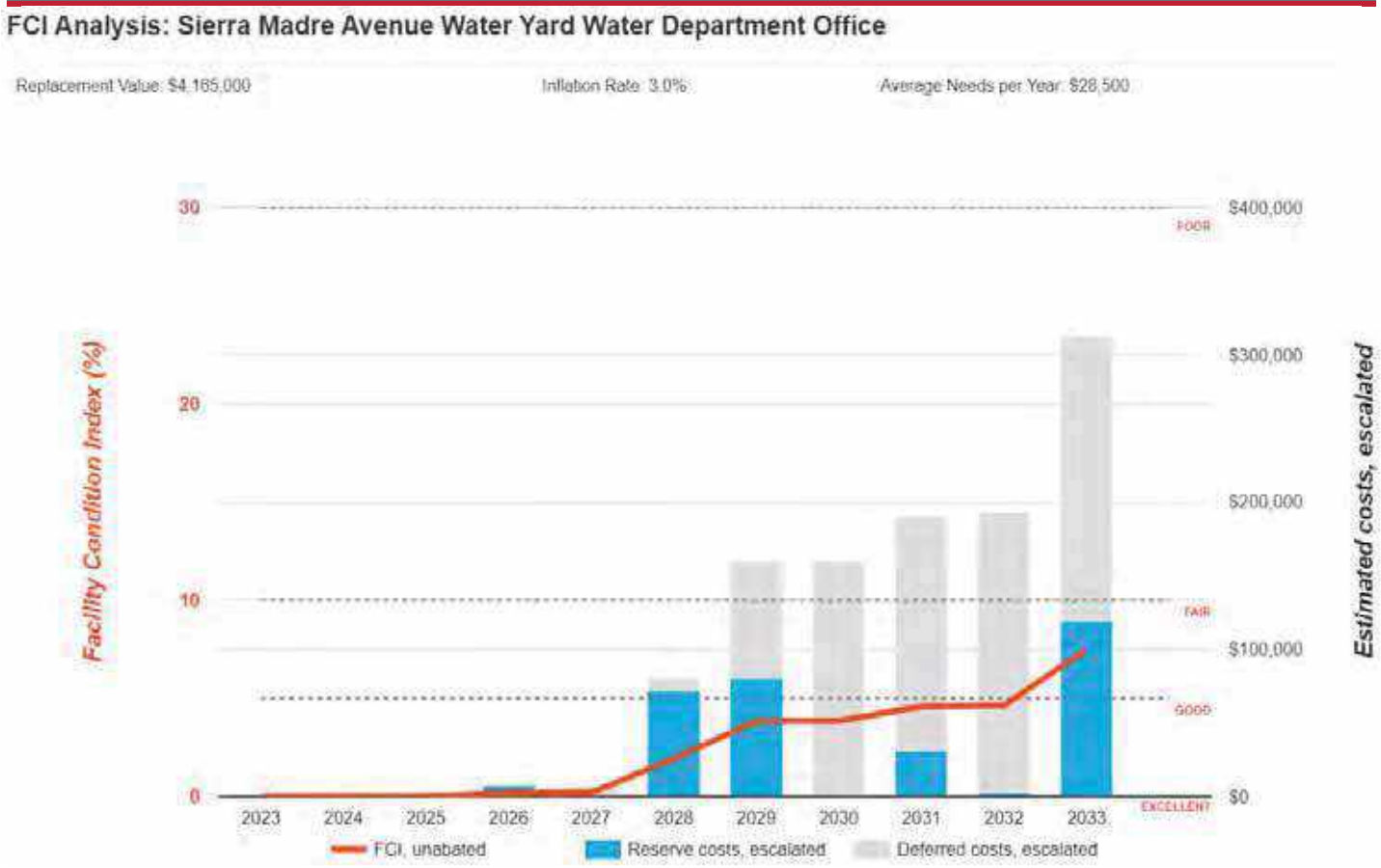
Water Department Office: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$54,200	$54,200
Roofing	-	-	-	-	-	-
Interiors	-	-	$69,500	$30,000	$125,500	$225,000
Plumbing	-	-	-	$4,800	$64,200	$69,000
HVAC	-	-	$7,800	$80,300	$69,000	$157,100
Fire Protection	-	-	-	-	$13,100	$13,100
Electrical	-	-	-	$53,500	$38,200	$91,700
Fire Alarm & Electronic Systems	-	-	-	$64,000	-	$64,000
Equipment & Furnishings	-	-	$2,600	-	$3,500	$6,100
Site Utilities	-	-	-	-	$18,800	$18,800
TOTALS (3% inflation)	-	-	**$79,900**	**$232,500**	**$386,400**	**$698,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



5. Site Summary

Site Information

Lot Size	4.40 acres (estimated)	
Parking Spaces	44 total spaces all in open lots; two of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage, CMU wall, chain link, and metal tube fencing Limited picnic tables	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	Booster Pump Housing, Reservoir Pump Housing, Well #13E, Reservoir Structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, concrete pavement cracking	

Site: Systems 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
Structure	-	-	-	-	-	-
Facade	-	$2,300	$1,300	-	$1,800	$5,400
Roofing	-	-	-	-	$25,500	$25,500
Electrical	-	-	-	$227,900	$346,000	$573,900
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Special Construction & Demo	-	-	-	-	$324,500	$324,500
Site Development	-	-	-	$34,600	$11,800	$46,400
Site Utilities	-	-	-	-	$14,100	$14,100
Site Pavement	-	$31,500	$5,900	$326,700	$170,400	$534,500
TOTALS (3% inflation)	-	**$33,800**	**$7,200**	**$606,200**	**$894,100**	**$1,541,300**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1916. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported. The facility was substantially renovated in 2004 and 2009 and some accessibility improvements appear to have been implemented at that time.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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. The 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.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 the system's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Energy Audit

The purpose of this Energy Audit is to provide Sierra Madre Avenue Water Yard with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one gas meter, and one water meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Sierra Madre Avenue Water Yard. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated five Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$5,073 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,963 *(In Current Dollars)*
Net Effective ECM Payback	1.71 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Sierra Madre Avenue Water Yard

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Timers On Exhaust Fans	Location: Water Department Office	$171	$169	$341	$0	$341	39	949	0	0	7	0.42	$371	$0	$371	0.92	12.99	$4,086	15.00
	Attribute:	Install (1x) timer(s) on (1x) Rooftop Exhaust Fans																			
2	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and Break Room	$85	$88	$173	$0	$173	50	0	0	10	5	0.27	$113	$0	$201	0.86	9.92	$1,540	10.00
	Attribute:	Replace 2x 1.5GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 9x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
3	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Sierra Madre Avenue Water Yard	$1,128	$1,521	$2,648	$0	$2,648	0	6,794	4	0	23	1.53	$2,027	$185	$2,213	1.20	9.98	$23,768	15.00
	Attribute:	Replace CFL (43x) ; Linear Fluorescent (33x) ;																			
4	Title:	Retrofit Flush Tank Toilets to Dual Flush	Location: Warehouse	$229	$48	$277	$0	$277	0	0	0	16	0	0.00	$0	$0	$134	2.08	7.17	$1,710	20.00
	Attribute:	Retrofit 2x 1.6GPF toilets to dual-flush																			
5	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Water Department Office	$573	$400	$973	$0	$973	0	0	0	45	0	0.00	$0	$0	$374	2.60	4.59	$3,491	15.00
	Attribute:	Retrofit 5x; 1.28 GPF toilets with dual-flush flush vales																			
		Totals for No/Low Cost Items		**$1,058**	**$705**	**$1,763**	**$0**	**$1,763**	**90**	**949**	**0**	**0**	**71**	**0.69**	**$484**	**$0**	**$1,079**	**1.63**			
		Total For Capital Cost		**$1,128**	**$1,521**	**$2,648**	**$0**	**$2,648**	**0**	**6,794**	**4**	**4**	**0**	**1.53**	**$2,027**	**$185**	**$2,213**	**1.20**			
		Interactive Savings Discount @ 10%							-9	-774	0	0	-7	-0.22	-$251	-$19	-$329				
		Total Contingency Expenses @ 15%				$662		$662													
Total for Improvements						**$5,073**	**$0**	**$5,073**	**81**	**6,969**	**4**	**4**	**64**	**2.00**	**$2,260**	**$167**	**$2,963**	**1.71**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sierra Madre Avenue Water Yard, 1051 East Sierra Madre Avenue, Glendora, California 91741, 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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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - CHEMICAL BUILDING FRONT ELEVATION

2 - CHEMICAL BUILDING LEFT ELEVATION

3 - CHEMICAL BUILDING REAR ELEVATION

4 - CHEMICAL BUILDING RIGHT ELEVATION

5 - WAREHOUSE BUILDING FRONT ELEVATION

6 - WAREHOUSE BUILDING LEFT ELEVATION

Photographic Overview

7 - WAREHOUSE BUILDING REAR ELEVATION

8 - WAREHOUSE BUILDING RIGHT ELEVATION

9 - WATER DEPARTMENT OFFICE FRONT ELEVATION

10 - WATER DEPARTMENT OFFICE LEFT ELEVATION

11 - WATER DEPARTMENT OFFICE REAR ELEVATION

12 - WATER DEPARTMENT OFFICE RIGHT ELEVATION

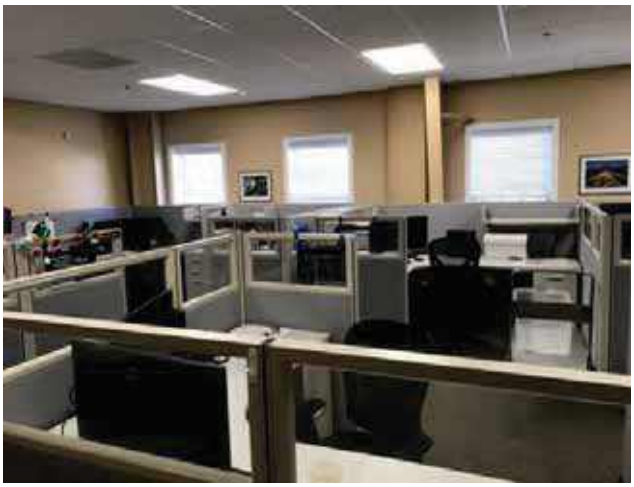
Photographic Overview

13 - WATER DEPARTMENT METAL ROOFING

14 - CHEMICAL BUILDING INTERIOR AREA

15 - WAREHOUSE BUILDING INTERIOR AREA

16 - STORAGE AND MAINTENANCE ROOM



17 - WATER DEPARTMENT OPEN OFFICE

18 - BREAK ROOM AND KITCHEN

Photographic Overview

19 - WATER DEPARTMENT CONFERENCE ROOM

20 - LOCKER ROOM AND RESTROOM

21 - STORAGE TANK WATER HEATER

22 - ROOF MOUNTED PACKAGED UNIT

23 - ROOF MOUNTED EXHAUST FAN

24 - MAIN BUILDING ELECTRICAL SWITCHBOARD

Photographic Overview

25 - MAIN ELECTRICAL DISTRIBUTION PANEL

26 - STEP DOWN SECONDARY TRANSFORMER

27 - FIRE ALARM CONTROL PANEL

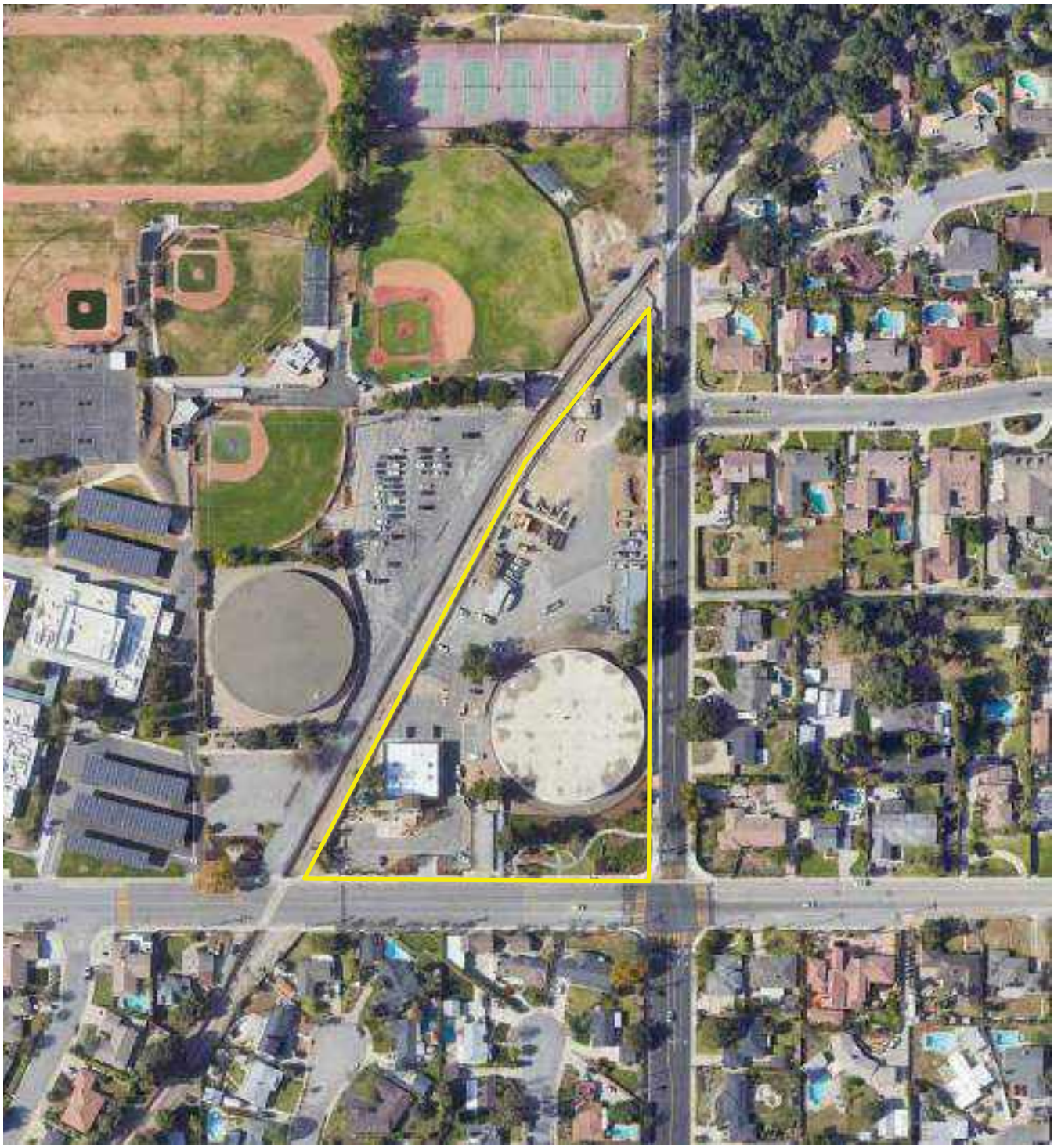
28 - ASPHALT PAVED PARKING LOT

29 – BOOSTER PUMP HOUSING AREA

30 – WATER RESERVOIR CONCRETE STRUCTURE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-005.379	Sierra Madre Avenue Water Yard
Source	**On-Site Date**
Google	November 9, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sierra Madre Avenue Water Yard

Name of person completing form: Ron Nichka

Title / Association w/ property: Water Production Supervisor

Length of time associated w/ property: 24 years

Date Completed: November 9, 2023

Phone Number: 626.852.4838

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: 0	Renovated: 0	Water department office is estimated 11 years old
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks in warehouse and office		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Warehouse
14	Is the electrical service outdated, undersized, or problematic?	X				Outdated in warehouse
15	Are there any problems or inadequacies with exterior lighting?		X			Just put in building mounted lights within last year
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			Typically no public come in
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 Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sierra Madre Avenue Water Yard

BV Project Number: 158691.23R000-005.379

Abbreviated Accessibility Checklist					
Facility History and 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		Typically no public come in

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

SECOND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW

OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			Not accessible to public
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Sierra Madre Avenue Water Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Reservoir 1	Good	Building Structure	36,000 SF	50	7165666
B1010	Reservoir 2	Good	Building Structure	36,000 SF	50	7165668
Facade						
B2010	Reservoir Pump Housing	Poor	Exterior Walls, Concrete	50 SF	2	7165005
B2010	Reservoir Pump Housing	Fair	Exterior Walls, any painted surface, Prep & Paint	260 SF	5	7165000
Roofing						
B3010	Reservoir Pump Housing	Fair	Roofing, Metal	730 SF	20	7165009
Electrical						
D5010	Booster Housing	Fair	Safety Switch, 600 Volts, 600 Amps	1	15	7165001
D5010	Booster Housing	Fair	Generator, Diesel	1	10	7164992
D5020	Booster Housing	Fair	Switchboard, 120/208 V	1	15	7165003
D5020	Reservoir Pump Housing	Fair	Motor Control Center, w/ Main Breaker	1	15	7165004
D5020	Reservoir Pump Housing	Fair	Motor Control Center, w/ Main Breaker	1	15	7165002
D5020	Booster Housing	Fair	Motor Control Center, w/ Main Breaker	1	10	7164998
D5020	Booster Housing	Fair	Switchboard, 277/480 V	1	20	7164996
D5040	Reservoir Pump Housing	Good	Standard Fixture w/ Lamp, LED, Basic, 11 W	8	19	7164997
D5040	Booster Housing	Good	Standard Fixture w/ Lamp, LED, Basic, 11 W	18	19	7165007
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7045804
Special Construction & Demo						
F1020	Booster Housing	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,800 SF	15	7164993
Pedestrian Plazas & Walkways						
G2020	Rear Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,000 SF	2	7045796

Component Condition Report | Sierra Madre Avenue Water Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Front Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,000 SF	16	7152898
G2020	Front Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,000 SF	3	7152899
G2020	Rear Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,000 SF	9	7045803
G2020	Site	Poor	Parking Lots, Pavement, Concrete	120 SF	2	7045814
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7045800
G2060	Booster Pump Housing	Fair	Fences & Gates, Fence, Chain Link 6'	120 LF	20	7045795
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	10	7045823
G2060	Reservoir Pump Housing	Fair	Fences & Gates, Fence, Chain Link 6'	90 LF	20	7165661
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	180 LF	21	7045808
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	21	7045802
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	25	7045811
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	10	7045797
G4050	Reservoir Pump Housing	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	19	7164999
G4050	Booster Housing	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	19	7165006

Component Condition Report | Sierra Madre Avenue Water Yard / Chemical Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Concrete	50 SF	2	7045799
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7045806
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	21	7045794
Roofing						
B3010	Building Exterior	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7045812
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	720 SF	5	7045801

Component Condition Report | Sierra Madre Avenue Water Yard / Chemical Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	11	7045805
HVAC						
D3060		Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	10	7045810
Electrical						
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	700 SF	21	7045813
D5020		Fair	Switchboard, 277/480 V	1	21	7045809
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	10	7045807
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	19	7045798

Component Condition Report | Sierra Madre Avenue Water Yard / Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Concrete	200 SF	2	7045832
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,300 SF	5	7045817
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	2	12	7045831
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	18	7045820
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7045816
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	2,400 SF	2	7045835
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	20	7045833
C1070	Maintenance Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	400 SF	13	7045837
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,800 SF	5	7045838
C2030	Maintenance Office	Fair	Flooring, Carpet, Commercial Standard	400 SF	3	7045829

Component Condition Report | Sierra Madre Avenue Water Yard / Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	100 SF	8	7045825
C2050	Warehouse Area	Poor	Ceiling Finishes, Wood Paneling	600 SF	1	7045818
C2050	Restrooms	Fair	Ceiling Finishes, Plastic Fiberglass-Reinforced	100 SF	15	7045821
Plumbing						
D2010	Warehouse Area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7045834
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	15	7045828
D2010	Restrooms	Fair	Water Heater, Electric, Residential	1	5	7045836
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7045827
D2010		Fair	Backflow Preventer, Domestic Water	1	15	7045840
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	2,400 SF	15	7152901
D2060	Warehouse Area	Fair	Air Compressor, Tank-Style	1	10	7045841
HVAC						
D3020	Warehouse Area	Fair	Unit Heater, Natural Gas	1	6	7045822
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045830
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	7045815
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,400 SF	15	7152903
D3050	Warehouse	NA	HVAC System, Full System Renovation/Upgrade, Low Complexity	750 SF	5	7153264
Electrical						
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,400 SF	2	7045819
D5020	Warehouse Area	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	7045839
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,400 SF	19	7152900
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7045820
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	19	7045824

Component Condition Report | Sierra Madre Avenue Water Yard / Water Department Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	4,950 SF	31	7045863
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	29	16	7045857
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	7045883
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7045862
Roofing						
B3010	Roof	Good	Roofing, Metal	5,500 SF	26	7045849
B3010	Roof	Good	Roofing, Clay/Concrete Tile	450 SF	36	7045858
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	22	26	7045854
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,450 SF	11	7045845
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	30	10	7045864
C2010		Fair	Wall Finishes, any surface, Prep & Paint	8,925 SF	5	7045873
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	26	7045868
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,450 SF	5	7045855
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	7045880
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	7045887
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	21	7045846
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,950 SF	26	7152906
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	16	7045867
D2010	Restrooms	Fair	Urinal, Standard	1	16	7045877
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	7045885
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	16	7045874
D2010	Women's Locker Room	Fair	Water Heater, Gas, Residential	1	9	7045871

Component Condition Report | Sierra Madre Avenue Water Yard / Water Department Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	16	7045878
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	7045890
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	7045888
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,950 SF	16	7045843
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045848
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045859
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045866
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7045886
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,950 SF	11	7045879
Electrical						
D5020		Fair	Secondary Transformer, Dry, Stepdown	1	16	7045889
D5020	Building exterior	Good	Switchboard, 277/480 V	1	26	7045850
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	5,950 SF	26	7152905
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,950 SF	10	7152904
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,950 SF	10	7045870
D7050	FACP Room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7045891
Equipment & Furnishings						
E1040	Break Room	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7045851
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	19	7045844

Component Condition Report | Sierra Madre Avenue Water Yard / Well #13E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Well	Poor	Motor Control Center, w/ Main Breaker	1	1	7165014
Special Construction & Demo						
F1020	Roof	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	170 SF	15	7165013
Sitework						
G2060	Well	Fair	Fences & Gates, Fence, Chain Link 6'	80 LF	20	7165227
G2060	Well	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	140 SF	20	7165229

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Sierra Madre Avenue Water Yard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Chemical Building	$1,636	$0	$2,289	$0	$0	$4,719	$0	$0	$0	$0	$4,339	$5,354	$0	$0	$0	$7,417	$0	$0	$0	$3,130	$0	**$28,884**
Sierra Madre Avenue Water Yard / Country Club Booster Station 22E, 23E & 26E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Englewild Boosters #10E, 13E & 14E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Hidden Springs Boosters #11E & 12E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Site	$0	$0	$33,823	$5,852	$0	$1,345	$0	$34,581	$23,746	$285,343	$262,514	$0	$40,089	$7,865	$0	$518,988	$66,845	$46,474	$9,118	$27,652	$177,070	**$1,541,305**
Sierra Madre Avenue Water Yard / Warehouse	$0	$12,872	$111,428	$4,877	$0	$44,582	$19,540	$0	$7,727	$0	$14,535	$0	$29,271	$9,613	$0	$76,371	$0	$0	$1,520	$32,870	$5,240	**$370,445**
Sierra Madre Avenue Water Yard / Water Department Office	$0	$0	$0	$7,803	$0	$72,112	$80,293	$0	$30,530	$2,523	$119,211	$45,185	$0	$0	$0	$96,913	$206,981	$0	$12,157	$18,783	$6,449	**$698,939**
Sierra Madre Avenue Water Yard / Well #13E	$0	$22,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,851	$0	$0	$0	$0	$27,084	**$59,920**
Grand Total	**$1,636**	**$35,857**	**$147,540**	**$18,532**	**$0**	**$122,758**	**$99,833**	**$34,581**	**$62,002**	**$287,867**	**$400,599**	**$50,539**	**$69,360**	**$17,478**	**$0**	**$709,539**	**$273,826**	**$46,474**	**$22,794**	**$82,435**	**$215,843**	**$2,699,493**

Sierra Madre Avenue Water Yard

Sierra Madre Avenue Water Yard / Chemical Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7045799	Exterior Walls, Concrete, Replace	50	48	2	50	SF	$29.00	$43.14	$2,157			$2,157																			**$2,157**
B2050	Building Exterior	7045806	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$3,200.00	$4,760.64	$4,761																$4,761						**$4,761**
B3010	Roof	7045801	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	720	SF	$3.80	$5.65	$4,070						$4,070																**$4,070**
B3010	Building Exterior	7045812	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,636.47	$1,636	$1,636																					**$1,636**
B3060	Roof	7045805	Roof Skylight, per unit, up to 20 SF, Replace	30	19	11	2	EA	$1,300.00	$1,934.01	$3,868												$3,868										**$3,868**
D3060	Chemical Building	7045810	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	10	10	1	EA	$700.00	$1,041.39	$1,041											$1,041											**$1,041**
D5040	Throughout	7045807	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	700	SF	$2.10	$3.12	$2,187											$2,187											**$2,187**
G4050	Building exterior	7045798	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	2	EA	$600.00	$892.62	$1,785																				$1,785			**$1,785**
Totals, Unescalated												**$1,636**	**$0**	**$2,157**	**$0**	**$0**	**$4,070**	**$0**	**$0**	**$0**	**$0**	**$3,228**	**$3,868**	**$0**	**$0**	**$0**	**$4,761**	**$0**	**$0**	**$0**	**$1,785**	**$0**	**$21,506**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,636**	**$0**	**$2,289**	**$0**	**$0**	**$4,719**	**$0**	**$0**	**$0**	**$0**	**$4,339**	**$5,354**	**$0**	**$0**	**$0**	**$7,417**	**$0**	**$0**	**$0**	**$3,130**	**$0**	**$28,884**

Sierra Madre Avenue Water Yard / Country Club Booster Station 22E, 23E & 26E

Sierra Madre Avenue Water Yard / Englewild Boosters #10E, 13E & 14E

Sierra Madre Avenue Water Yard / Hidden Springs Boosters #11E & 12E

Sierra Madre Avenue Water Yard / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Reservoir Pump Housing	7165000	Exterior Walls, any painted surface, Prep & Paint	10	5	5	260	SF	$3.00	$4.46	$1,160						$1,160										$1,160						**$2,321**
B2010	Reservoir Pump Housing	7165005	Exterior Walls, Concrete, Replace	50	48	2	50	SF	$29.00	$43.14	$2,157			$2,157																			**$2,157**
B3010	Reservoir Pump Housing	7165009	Roofing, Metal, Replace	40	20	20	730	SF	$13.00	$19.34	$14,118																					$14,118	**$14,118**
D5010	Booster Housing	7164992	Generator, Diesel, Replace	25	15	10	1	EA	$86,000.00	$127,942.20	$127,942											$127,942											**$127,942**
D5010	Booster Housing	7165001	Safety Switch, 600 Volts, 600 Amps, Replace	30	15	15	1	EA	$3,135.00	$4,663.94	$4,664																$4,664						**$4,664**
D5020	Booster Housing	7165003	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$50,000.00	$74,385.00	$74,385																$74,385						**$74,385**
D5020	Booster Housing	7164996	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$52,000.00	$77,360.40	$77,360																					$77,360	**$77,360**
D5020	Booster Housing	7164998	Motor Control Center, w/ Main Breaker, Replace	30	20	10	1	EA	$28,000.00	$41,655.60	$41,656											$41,656											**$41,656**
D5020	Reservoir Pump Housing	7165004	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																$22,316						**$22,316**
D5020	Reservoir Pump Housing	7165002	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																$22,316						**$22,316**
D5040	Booster Housing	7165007	Standard Fixture w/ Lamp, LED, Basic, 11 W, Replace	20	1	19	18	EA	$200.00	$297.54	$5,356																				$5,356		**$5,356**
D5040	Reservoir Pump Housing	7164997	Standard Fixture w/ Lamp, LED, Basic, 11 W, Replace	20	1	19	8	EA	$200.00	$297.54	$2,380																				$2,380		**$2,380**
D7010	Site	7045804	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
F1020	Booster Housing	7164993	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	2800	SF	$50.00	$74.39	$208,278																$208,278						**$208,278**
G2020	Site	7045814	Parking Lots, Pavement, Concrete, Replace	50	48	2	120	SF	$9.00	$13.39	$1,607			$1,607																			**$1,607**
G2020	Rear Lot	7045796	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	42000	SF	$0.45	$0.67	$28,118			$28,118					$28,118					$28,118					$28,118				**$112,470**
G2020	Front Lot	7152899	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8000	SF	$0.45	$0.67	$5,356				$5,356					$5,356					$5,356					$5,356			**$21,423**
G2020	Rear Lot	7045803	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	42000	SF	$3.50	$5.21	$218,692										$218,692												**$218,692**
G2020	Front Lot	7152898	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	8000	SF	$3.50	$5.21	$41,656																	$41,656					**$41,656**
G2060	Site	7045800	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Booster Pump Housing	7045795	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	120	LF	$21.00	$31.24	$3,749																					$3,749	**$3,749**
G2060	Reservoir Pump Housing	7165661	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	90	LF	$21.00	$31.24	$2,812																					$2,812	**$2,812**

Replacement Reserves Report

1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7045823	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	10	10	1	EA	$1,700.00	$2,529.09	$2,529											$2,529												**$2,529**
G2080	Site	7045797	Irrigation System, Drip System, Replace/Install	20	10	10	5000	SF	$3.00	$4.46	$22,316											$22,316												**$22,316**
G4050	Reservoir Pump Housing	7164999	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	6	EA	$600.00	$892.62	$5,356																				$5,356			**$5,356**
G4050	Booster Housing	7165006	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	3	EA	$600.00	$892.62	$2,678																				$2,678			**$2,678**
Totals, Unescalated												**$0**	**$0**	**$31,881**	**$5,356**	**$0**	**$1,160**	**$0**	**$28,118**	**$18,745**	**$218,692**	**$195,335**	**$0**	**$28,118**	**$5,356**	**$0**	**$333,118**	**$41,656**	**$28,118**	**$5,356**	**$15,770**	**$98,039**	**$1,054,816**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$33,823**	**$5,852**	**$0**	**$1,345**	**$0**	**$34,581**	**$23,746**	**$285,343**	**$262,514**	**$0**	**$40,089**	**$7,865**	**$0**	**$518,988**	**$66,845**	**$46,474**	**$9,118**	**$27,652**	**$177,070**	**$1,541,305**

Sierra Madre Avenue Water Yard / Warehouse

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7045817	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3300	SF	$3.00	$4.46	$14,728						$14,728										$14,728							**$29,456**
B2010	Building Exterior	7045832	Exterior Walls, Concrete, Replace	50	48	2	200	SF	$29.00	$43.14	$8,629			$8,629																			**$8,629**
B2050	Building Exterior	7045826	Exterior Door, Steel, Standard, Replace	40	22	18	1	EA	$600.00	$892.62	$893																			$893			**$893**
B2050	Building Exterior	7045831	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	18	12	2	EA	$6,300.00	$9,372.51	$18,745													$18,745										**$18,745**
B2050	Building Exterior	7045816	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$3,200.00	$4,760.64	$4,761																$4,761							**$4,761**
B3010	Roof	7045835	Roofing, Built-Up, Replace	25	23	2	2400	SF	$14.00	$20.83	$49,987			$49,987																			**$49,987**
C1030	Throughout building	7045833	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																						$2,083	**$2,083**
C1070	Maintenance Office	7045837	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	400	SF	$3.50	$5.21	$2,083															$2,083								**$2,083**
C2010	Throughout building	7045838	Wall Finishes, any surface, Prep & Paint	10	5	5	1800	SF	$1.50	$2.23	$4,017						$4,017										$4,017							**$8,034**
C2030	Restrooms	7045825	Flooring, Vinyl Sheeting, Replace	15	7	8	100	SF	$7.00	$10.41	$1,041									$1,041														**$1,041**
C2030	Maintenance Office	7045829	Flooring, Carpet, Commercial Standard, Replace	10	7	3	400	SF	$7.50	$11.16	$4,463				$4,463											$4,463								**$8,926**
C2050	Warehouse Area	7045818	Ceiling Finishes, Wood Paneling, Replace	30	29	1	600	SF	$14.00	$20.83	$12,497		$12,497																					**$12,497**
C2050	Restrooms	7045821	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace	30	15	15	100	SF	$4.50	$6.69	$669																$669							**$669**
D2010	Restrooms	7045836	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	$550.00	$818.24	$818						$818																$818	**$1,636**
D2010	Warehouse	7045840	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$2,082.78	$2,083																$2,083							**$2,083**
D2010	Throughout	7152901	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	25	15	2400	SF	$1.00	$1.49	$3,570																$3,570							**$3,570**
D2010	Warehouse Area	7045834	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,785.24	$1,785													$1,785										**$1,785**
D2010	Restrooms	7045828	Toilet, Residential Water Closet, Replace	30	15	15	2	EA	$700.00	$1,041.39	$2,083																$2,083							**$2,083**
D2010	Restrooms	7045827	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,529.09	$5,058																$5,058							**$5,058**
D2060	Warehouse Area	7045841	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$7,270.00	$10,815.58	$10,816											$10,816												**$10,816**
D3020	Warehouse Area	7045822	Unit Heater, Natural Gas, Replace	20	14	6	1	EA	$4,300.00	$6,397.11	$6,397							$6,397																**$6,397**
D3030	Building exterior	7045830	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273							**$6,546**
D3030	Roof	7045815	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$3,400.00	$5,058.18	$5,058									$5,058														**$5,058**
D3050	Warehouse	7153264	HVAC System, Full System Renovation/Upgrade, Low Complexity, Replace	40	35	5	750	SF	$14.00	$20.83	$15,621						$15,621																	**$15,621**
D3050	Throughout	7152903	HVAC System, Ductwork, Low Density, Replace	30	15	15	2400	SF	$2.00	$2.98	$7,141																$7,141							**$7,141**
D5020	Throughout building	7045819	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	38	2	2400	SF	$13.00	$19.34	$46,416			$46,416																				**$46,416**
D5020	Warehouse Area	7045839	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5040	Throughout	7152900	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	2400	SF	$4.50	$6.69	$16,067																				$16,067			**$16,067**
E1030	Kitchen	7045820	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$9,967.59	$9,968							$9,968																**$9,968**
G4050	Building exterior	7045824	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	3	EA	$600.00	$892.62	$2,678																				$2,678			**$2,678**
Totals, Unescalated												**$0**	**$12,497**	**$105,032**	**$4,463**	**$0**	**$38,457**	**$16,365**	**$0**	**$6,100**	**$0**	**$10,816**	**$0**	**$20,530**	**$6,546**	**$0**	**$49,020**	**$0**	**$0**	**$893**	**$18,745**	**$2,901**	**$292,363**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$12,872**	**$111,428**	**$4,877**	**$0**	**$44,582**	**$19,540**	**$0**	**$7,727**	**$0**	**$14,535**	**$0**	**$29,271**	**$9,613**	**$0**	**$76,371**	**$0**	**$0**	**$1,520**	**$32,870**	**$5,240**	**$370,445**

Sierra Madre Avenue Water Yard / Water Department Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7045857	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	14	16	29	EA	$600.00	$892.62	$25,886																	$25,886						**$25,886**
B2050	Building Exterior	7045883	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868						**$3,868**
B2050	Building Exterior	7045862	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C1070	Throughout building	7045845	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4450	SF	$3.50	$5.21	$23,171													$23,171										**$23,171**
C1090	Locker Room	7045864	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	30	EA	$500.00	$743.85	$22,316												$22,316											**$22,316**
C2010	Water Department Office	7045873	Wall Finishes, any surface, Prep & Paint	10	5	5	8925	SF	$1.50	$2.23	$19,917						$19,917										$19,917							**$39,833**
C2030	Throughout building	7045855	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	3450	SF	$1.50	$2.23	$7,699						$7,699										$7,699							**$15,398**
C2030	Throughout building	7045880	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2500	SF	$7.50	$11.16	$27,894						$27,894										$27,894							**$55,789**
C2050	Throughout building	7045887	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1500	SF	$2.00	$2.98	$4,463						$4,463										$4,463							**$8,926**
D2010	Women's Locker Room	7045871	Water Heater, Gas, Residential, Replace	15	6	9	1	EA	$1,300.00	$1,934.01	$1,934										$1,934													**$1,934**
D2010	Throughout building	7045890	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	$1,200.00	$1,785.24	$1,785									$1,785														**$1,785**
D2010	Restrooms	7045878	Toilet, Commercial Water Closet, Replace	30	14	16	5	EA	$1,300.00	$1,934.01	$9,670																	$9,670						**$9,670**
D2010	Restrooms	7045874	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	7	EA	$1,700.00	$2,529.09	$17,704																	$17,704						**$17,704**

Replacement Reserves Report

1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7045867	Shower, Ceramic Tile, Replace	30	14	16	2	EA	$2,500.00	$3,719.25	$7,439																	$7,439					**$7,439**
D2010	Restrooms	7045877	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D2010	Throughout building	7045885	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	2	EA	$1,200.00	$1,785.24	$3,570																	$3,570					**$3,570**
D3030	Roof	7045888	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$7,140.96	$7,141				$7,141															$7,141			**$14,282**
D3050	Roof	7045859	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045866	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045848	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045860	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Throughout building	7045843	HVAC System, Ductwork, Medium Density, Replace	30	14	16	5950	SF	$4.00	$5.95	$35,407																	$35,407					**$35,407**
D3060	Roof	7045886	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,200.00	$1,785.24	$1,785							$1,785															**$1,785**
D4010	Throughout building	7045879	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	5950	SF	$1.07	$1.59	$9,471												$9,471										**$9,471**
D5020	Water Department Office	7045889	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803					**$23,803**
D5040	Throughout	7152904	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5950	SF	$4.50	$6.69	$39,833											$39,833											**$39,833**
D7050	FACP Room	7045891	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$22,315.50	$22,316									$22,316													**$22,316**
D7050	Throughout building	7045870	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	5950	SF	$3.00	$4.46	$26,555											$26,555											**$26,555**
E1040	Break Room	7045851	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,231.55	$2,232						$2,232										$2,232						**$4,463**
G4050	Building exterior	7045844	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	12	EA	$600.00	$892.62	$10,711																				$10,711		**$10,711**
Totals, Unescalated												**$0**	**$0**	**$0**	**$7,141**	**$0**	**$62,204**	**$67,244**	**$0**	**$24,101**	**$1,934**	**$88,704**	**$32,642**	**$0**	**$0**	**$0**	**$62,204**	**$128,984**	**$0**	**$7,141**	**$10,711**	**$3,570**	**$496,582**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$7,803**	**$0**	**$72,112**	**$80,293**	**$0**	**$30,530**	**$2,523**	**$119,211**	**$45,185**	**$0**	**$0**	**$0**	**$96,913**	**$206,981**	**$0**	**$12,157**	**$18,783**	**$6,449**	**$698,939**

Sierra Madre Avenue Water Yard / Well #13E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Well	7165014	Motor Control Center, w/ Main Breaker, Replace	30	29	1	1	EA	$15,000.00	$22,315.50	$22,316		$22,316																				**$22,316**
F1020	Roof	7165013	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	170	SF	$25.00	$37.19	$6,323																$6,323						**$6,323**
G2060	Well	7165227	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	80	LF	$21.00	$31.24	$2,499																				$2,499		**$2,499**
G2060	Well	7165229	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	140	SF	$60.00	$89.26	$12,497																				$12,497		**$12,497**
Totals, Unescalated												**$0**	**$22,316**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,323**	**$0**	**$0**	**$0**	**$0**	**$14,996**	**$43,634**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$22,985**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,851**	**$0**	**$0**	**$0**	**$0**	**$27,084**	**$59,920**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045836	D2010	**Water Heater**	Electric, Residential	Inaccessible GAL	Sierra Madre Avenue Water Yard / Warehouse	Restrooms	Inaccessible	Inaccessible	Inaccessible			
2	7045871	D2010	**Water Heater**	Gas, Residential	50 GAL	Sierra Madre Avenue Water Yard / Water Department Office	Women's Locker Room	A. O. Smith	G6N-UT5040NV 400	1747108305411	2017	002363	
3	7045840	D2010	**Backflow Preventer**	Domestic Water	1 IN	Sierra Madre Avenue Water Yard / Warehouse							
4	7045841	D2060	**Air Compressor**	Tank-Style	.75 HP	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Ingersoll Rand	No dataplate	CBV670628		002494	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045822	D3020	**Unit Heater**	Natural Gas	Inaccessible MBH	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Inaccessible	Inaccessible	Inaccessible			
2	7045830	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Sierra Madre Avenue Water Yard / Warehouse	Building exterior	No dataplate	No dataplate	No dataplate		002336	
3	7045815	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Sierra Madre Avenue Water Yard / Warehouse	Roof	Inaccessible	Inaccessible	Inaccessible			
4	7045888	D3030	**Split System Ductless**	Single Zone	1.5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Sanyo	C1872	01105 93	2009	002348	

5	7045848	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0ACA0	3339620336	2009	002317	
6	7045859	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G20299	2009	002475	
7	7045866	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G20335	2009	002408	
8	7045860	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G60105	2009	002305	
9	7045810	D3060	**Exhaust Fan**	Propeller, 0.25 HP Motor	2000 CFM	Sierra Madre Avenue Water Yard / Chemical Building		Inaccessible	Inaccessible	Inaccessible			
10	7045886	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Greenheck	G-10 1-AX-00	11900262 09 10	2009	002476	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7164992	D5010	**Generator**	Diesel	300 KW	Sierra Madre Avenue Water Yard / Site	Booster Housing	Caterpillar	3406	No dataplate		000088	
2	7045889	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Sierra Madre Avenue Water Yard / Water Department Office		MGM Transformer Company	HT112A3B2SH	112YS-1208-1-9	2009	002364	
3	7165003	D5020	**Switchboard**	120/208 V	800 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Illegible	Illegible	Illegible		000008	

4	7045850	D5020	**Switchboard**	277/480 V	800 AMP	Sierra Madre Avenue Water Yard / Water Department Office	Building exterior	Eaton Cutler-Hammer	No dataplate	No dataplate	2009	002362	
5	7045809	D5020	**Switchboard**	277/480 V	1200 AMP	Sierra Madre Avenue Water Yard / Chemical Building		Square D	3R	No dataplate	2004	002304	
6	7164996	D5020	**Switchboard**	277/480 V	1000 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Square D	No dataplate	No dataplate		000100	
7	7045839	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Square D	No dataplate	No dataplate		002403	
8	7165004	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Site	Reservoir Pump Housing	Square D	No dataplate	No dataplate		000122	
9	7165002	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Site	Reservoir Pump Housing	Square D	No dataplate	No dataplate		000010	
10	7165014	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Well #13E	Well	Keller Equipment Company	No dataplate	No dataplate		000142	
11	7164998	D5020	**Motor Control Center**	w/ Main Breaker	1200 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Square D	No dataplate	No dataplate		000039	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045891	D7050	**Fire Alarm Panel**	Fully Addressable		Sierra Madre Avenue Water Yard / Water Department Office	FACP Room	Honeywell	No dataplate	No dataplate		002361	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045820	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Sierra Madre Avenue Water Yard / Warehouse	Kitchen	Scotsman	N0422A-1A	14061320012732	2014	002495	

2	7045851	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Sierra Madre Avenue Water Yard / Water Department Office	Break Room

Mechanical Inventory - Sierra Madre Avenue Water Yard								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
Inaccessible	Water Heater	Inaccessible GAL	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
A. O. Smith	Water Heater	50 GAL	1	No tag found	2017	A. O. Smith	G6N-UT5040NV 400	1747108305411
Ingersoll Rand	Air Compressor	.75 HP	1	No tag found	Unknown	Ingersoll Rand	No dataplate	CBV670628
Inaccessible	Unit Heater	Inaccessible MBH	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate
Inaccessible	Split System	2 TON	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
Sanyo	Split System Ductless	1.5 TON	1	No tag found	2009	Sanyo	C1872	01105 93
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0ACA0	3339620336
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G20299
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G20335
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G60105

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Timers On Exhaust Fans
EAC7A	Location: Water Department Office
Attributes:	Install (1x) timer(s) on (1x) Rooftop Exhaust Fans

Type of Exhaust Fan: Rooftop Exhaust Fans

EXISTING CONDITION

No. of Timers to Be Installed:	1	Qty	HP of Individual Fan Motor:	0.50	HP
No. of Exhaust Fans:	1		Total kW:	0.37	kW
Existing Daily Hours of Operation/Exhaust Fan:	9.00	Hrs/Day	Annual kWh For All Fans:	1,225	kWh

PROPOSED CONDITION

New Daily Hours With Timers/Exhaust Fan:	5.00	Hrs/Day	New Annual kWh For All Fans:	681	kWh
Type of Heating Fuel:	Natural Gas		Is The Property Cooled?	Yes	

Only For Apt. Bathroom Exhaust Fans			Only For Roof Top Exhaust Fans- Commerical Spaces		
CFM for Individual Bathroom Exhaust Fans *(For bathrooms<100Sqft)*	90	CFM	No. of Water Closets In Building	7	
			No. of Urinals In Building	1	
Total Exhuast CFM From All Fans	90	CFM	Total CFM for All Restroom Exhaust	400	CFM
Annual Heating Energy Savings	0	kbtu	Annual Heating Energy Savings	2,955	kbtu
Annual Cooling Energy Savings	0	kbtu	Annual Cooling Energy Savings	3,897	kbtu

Energy & Cost Savings

Estimated Annual Heating Plant Efficiency	75.51	%	Estimated Annual Cooling Plant Efficiency	9.64	EER
Annual Heating Energy Savings	39	Therms	Annual Cooling Energy Savings	404	kWh
Annual Electric Fan Motor Savings	545	kWh			

COST ANALYSIS

Electric Rate:	$0.30	$/kWh	Total Annual Electric Savings	949	kWh
Material Cost For Timers:	$169	$	Total Annual Non Electric Savings	39	Therms
Total Cost for Installing Timers	$341	$	Annual Cost savings:	$371	$
Simple Payback:	0.92	Yrs			

Type of Recommendation No/Low Cost ECM Recommendation

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ECM DESCRIPTION:

Exhaust fans are generally used in areas with high concentrations of pollutants generated from occupants' activities. These exhaust requirements are rarely continuous, and the fans should operate only as needed. Continuous operations of bathroom exhaust fans results in exhausting conditioned air out. This causes low pressures in the conditioned space, which is filled up by infiltrated air from unconditioned spaces. Air infiltration leads to increase loads on heating and cooling system increasing the energy consumed to condition the space. In addition to this the fan motor is also consumes energy to operate, though insignificant as compared to the HVAC losses. In case of the residential properties with individual exhaust fans in the bathrooms, BV recommends installing timer switches on each bathroom fan to control the fan operations. Bathroom fans are essential to exhaust out the excess humidity and odor control. The timer switch will limit the operation time to 20 mins.

In case of central exhaust systems that have roof top or side wall mounted exhaust fans, BV recommends a single electronic timer control to restrict the exhaust fan operations to typical building occupancy hours +/- 2 hrs. A single electronic timer would be able to control all the exhaust fans.

Summary:

Initial Investment:	$341	Simple Payback:	0.92	Years
Energy Cost Savings:	$371			

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and Break Room
Attributes:	Replace 2x 1.5GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 9x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	60		Number of Occupants Affected by Retrofit	60	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	2		Total Number of Faucet Aerators To Be Replaced	9	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	1.5	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 10.48 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.53	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	106.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	50	Therms	Annual Cost Savings In Form of Water	$88	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	10.48	kGal	Annual Energy Savings From Water Heater	$113	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$88		Estiamted Labor Cost	$85	
Estimated Total Annual Cost Savings	$201	$$	Estimated Total Installation Cost	$173	$$
Simple Payback Period	0.86	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $173 Estimated Annual Cost Savings: $201 Simple Payback Period (Yrs): 0.86

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Sierra Madre Avenue Water Yard**
Attributes:	**Replace CFL (43x) ;Linear Fluorescent (33x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	15	76	133	6,794	$2,038.23	$185.44

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	5	39	39	2,259	$678	$82
CFL	CFL - Screw-in	1	4	4	280	$84	$6
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	9	33	33	4,256	$1,277	$97
Linear Fluorescent	T12	0	0	0	0	$0	$0
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	9		

Initial Investment			**Equipment Rentals**	
Material Cost	$1,520.64		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$1,127.58		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	6,794
			Estimated Demand Savings:	4
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,038
Budgeted Initial Investment:	$2,648		Estimated Annual O&M Cost Savings:	$185
Estimated Return on Investment:	1.19	Years	Estimated Annual Cost Savings:	$2,224
(Including O&M Savings)				

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Warehouse
Attribute:	Retrofit 2x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	60	
Number of Water Closets To Be Replaced	2	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day	4	(Select)

5.05 flushes/person/day@American Water Works Association (AWWA)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet — *Solid Waste (20%)*	1.60	GPF
Liquid Waste (80%)	1.28	GPF

**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			61.44	gal
Total Annual Water Savings in gallons			15.97	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$134	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material*	$48	Total $277	$
	Labor	$229		
Simple Pay Back Period			2.08	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$277			
		Simple Payback:	2.08	Years
Annual Cost Savings:	$134			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Water Department Office
Attribute:	Retrofit 5x; 1.28 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	30	
Number of Females	30	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	5	
No. of Water Closets With Separate Flush Tank (Typical Residential Type)	0	
Estimated Restroom Usage/Individual/Day (Default is 4 Uses/Day For Residential/Office)	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	0.00	GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

**(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes		
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.28		GPF
Are The Existing Water Closet Being Replaced? (If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)	No		
No. of Tankless Water Closets	5		
GPF of Proposed Dual Flush- Water Closet Valve* (*Federal Law Requires All Flushes Not To Exceed 1.6 GPF)	1.28	Solid Waste (20%)	GPF
	0.38	Liquid Waste (80%)	GPF
Estimated Annual Water Savings From Male Users	22.36		kGal
Estimated Annual Water Savings From Female Users	22.36		kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	44.73	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	44.73	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$8.36
Estimated Cost Savings From Water	$374

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0
Labor Cost for Installing New Urinal(s)	$0
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$400
Labor Cost For Water Closet (Up For Liquid Waste And Down For Solid Waste)	$573
Estimated Total Cost For Retrofit	$973
Simple Pay Back Period	2.60 Yrs
Type of Recommendation	No/Low Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$973	Simple Payback Period:	2.60 Yrs
Annual Cost Savings:	$374		

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	CFL	CFL - 4 Pin	CFL26	10	Can - Recessed Vertical 6"	None	Recessed	10	No	≥ 9	4,368	1,136
2	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	CFL	CFL - Screw-in	CFL26	4	Sconce Vertical	Translucent White		4	No	≥ 9	4,368	454
3	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	4,368	559
4	Interior	Break Room	Break Room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	15	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	5	No	≥ 9	3,120	1,498
5	Interior	Office- Support Staff	Office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	3	No	≥ 9	3,120	599
6	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	15	Can - Recessed Vertical 6"	None	Recessed	15	No	≥ 9	3,120	1,217
7	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	3,120	599
8	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	3,120	200
9	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	CFL32	6	Can - Recessed Vertical 6"	None	Recessed	6	No	≥ 9	3,120	599
10	Interior	Utility	Closet	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	2,080	133
11	Interior	Office- Support Staff	Open Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	3,120	399
12	Interior	Office- Support Staff	Open Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	39	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	13	No	≥ 9	3,120	3,894
13	Interior	Office- Support Staff	Open Office	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	4	Can - Recessed Vertical 6"	None	Recessed	4	No	≥ 9	3,120	324
14	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	3,120	1,198
15	Interior	Office- Support Staff	Office	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	4	Can - Recessed Vertical 6"	None	Recessed	4	No	≥ 9	3,120	324
										133				76			49,504	13,134

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Co	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	10	10	≥ 9	4,368	1,136	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	4,368	437	699
2	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	CFL	CFL - Screw-in	CFL - 4 Pin - CFL26	4	4	≥ 9	4,368	454	0.10	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	4,368	175	280
3	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
4	Sierra Madre Avenue Water Yard	Interior	Break Room	Break Room	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	5	15	≥ 9	3,120	1,498	0.48	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	796	702
5	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	3	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	3	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	318	281
6	Sierra Madre Avenue Water Yard	Interior	Circulation-Hallway	Hallway	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	15	15	≥ 9	3,120	1,217	0.39	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	468	749
7	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	318	281
8	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	1	2	≥ 9	3,120	200	0.06	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	106	94
9	Sierra Madre Avenue Water Yard	Interior	Circulation-Hallway	Hallway	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL32	6	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	187	412
10	Sierra Madre Avenue Water Yard	Interior	Utility	Closet	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
11	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	4	≥ 9	3,120	399	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	212	187
12	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	13	39	≥ 9	3,120	3,894	1.25	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	2,069	1,825
13	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	4	4	≥ 9	3,120	324	0.10	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	3,120	125	200
14	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	4	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	636	562
15	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	4	4	≥ 9	3,120	324	0.10	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	125	200
	Totals										133				4						6,339	6,794

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Louie Pompei Memorial Sports Park Facilities
1099 South Valley Center Avenue
Glendora, California 91741

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ON SITE DATE:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Sports Park
Number of Buildings	Two
Main Address	1099 South Valley Center Avenue, Glendora, California 91741
Site Developed	2007 Renovated 2023
Site Area	20.01 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Program Manager Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

Louie Pompei Memorial Sports Park Facilities was developed in 2007. It is a large sports complex that covers an estimated land area of twenty acres. The present renovation project at the facility includes artificial turf replacement in sports fields 1,2,4 and 5 that previously had natural turf and required landscape removal for installation of new turf.

Amenities and General Site

The existing amenities at the park include four baseball fields, a soccer field, children's play area, pump house, a snack bar, restroom buildings, and a maintenance shed. Site lighting at the roadways, parking lots, and sidewalks is provided by pole mounted metal halide and LED fixtures. Sports fields are illuminated by 40-foot-high HID lamp-based pole lights. Site area is furnished by precast concrete benches and picnic tables while other elements of the playfields include backstops, electronic scoreboards, foul poles, precast spectator risers, artificial turf, aluminum bleachers and goal posts. Every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

Two major park buildings are Snack Bar and Maintenance Shed with attached restrooms. Both the buildings are structurally sound with no issues of foundation displacement either reported or observed. However, they were not directly accessible, but based on google imagery and POC's interview about the existing roofs condition, the replacement reserves for the roofs are projected. The exterior and interior finishes appear good in shape and typical lifecycle-based finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The maintenance office in the maintenance shed building is conditioned by a ductless mini-split system, and the snack bar building has a split system for heating and cooling. The domestic hot water is provided by commercial-grade electric water heaters. Electrical distribution network is adequate according to load requirements. Interior lighting comprises of recessed and suspended troffers with fewer fluorescent lights and a majority of LED lights. Fire suppression components at both buildings consist of sprinkler risers and fire extinguishers mounted on the walls. No issues with existing MEPF infrastructure were reported or identified during inspection. Typical lifecycle-based replacement costs are budgeted for the reserve period.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

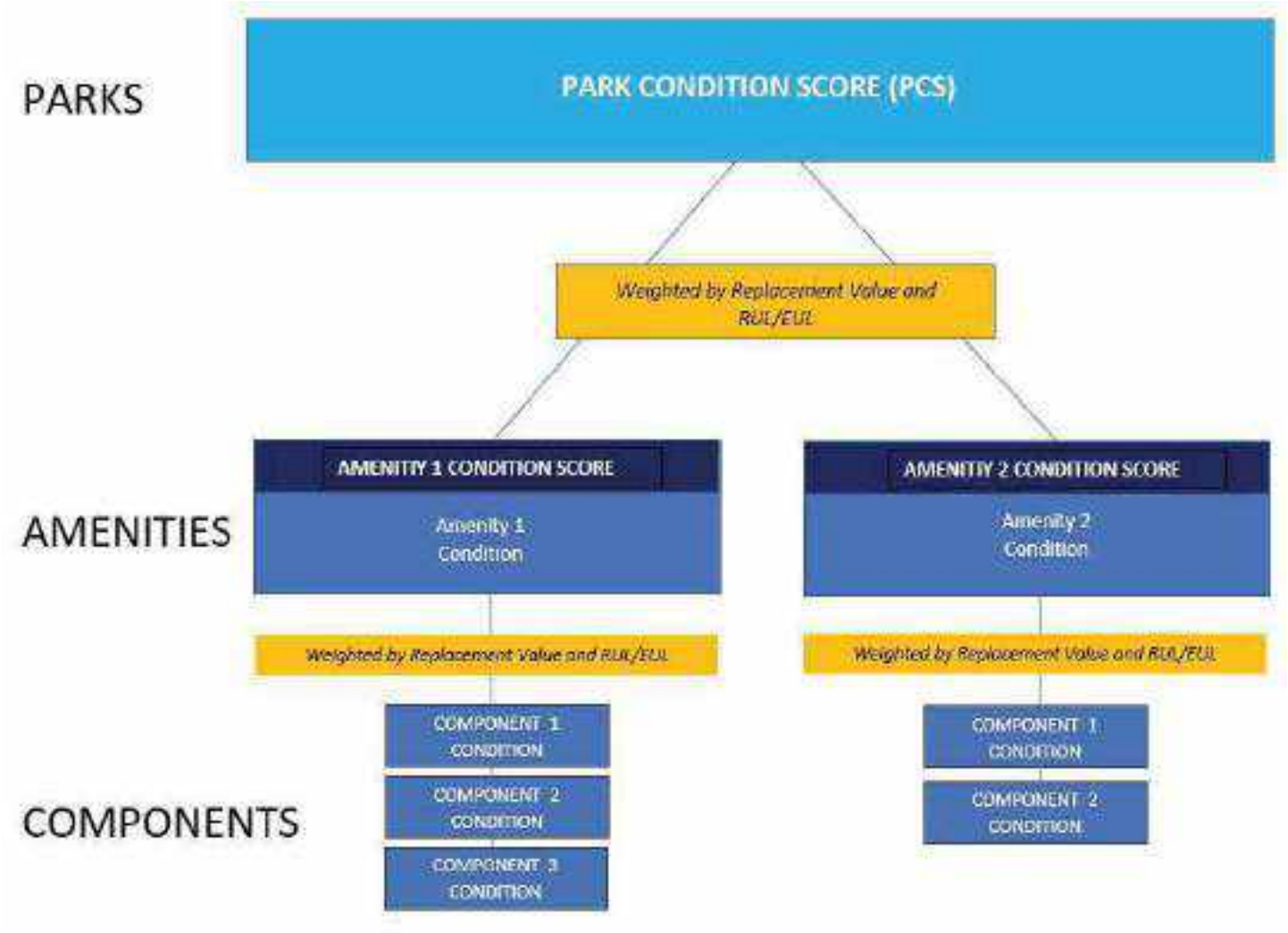
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Louie Pompei Memorial Sports Park Facilities	OVERALL CONDITION SCORE: 83	TOTAL ACRES: REPLACEMENT VALUE: $ 9,152,225 REMAINING VALUE: $ 7,588,078 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball Field 2	COND. SCORE: 91	REPLACEMENT VALUE: $ 1,681,380 REMAINING VALUE: $ 1,533,105
Baseball Field 4	COND. SCORE: 90	REPLACEMENT VALUE: $ 1,420,080 REMAINING VALUE: $ 1,274,742
Baseball Field 5	COND. SCORE: 89	REPLACEMENT VALUE: $ 2,067,780 REMAINING VALUE: $ 1,837,642
Baseball Field 1	COND. SCORE: 89	REPLACEMENT VALUE: $ 1,864,730 REMAINING VALUE: $ 1,654,455
Soccer Field 3	COND. SCORE: 85	REPLACEMENT VALUE: $ 629,150 REMAINING VALUE: $ 533,790
General Site	COND. SCORE: 55	REPLACEMENT VALUE: $ 876,750 REMAINING VALUE: $ 481,535
Parking Lot - Maintenance Shed	COND. SCORE: 45	REPLACEMENT VALUE: $ 268,615 REMAINING VALUE: $ 119,569
Parking Lot - Northwest	COND. SCORE: 45	REPLACEMENT VALUE: $ 343,740 REMAINING VALUE: $ 153,240

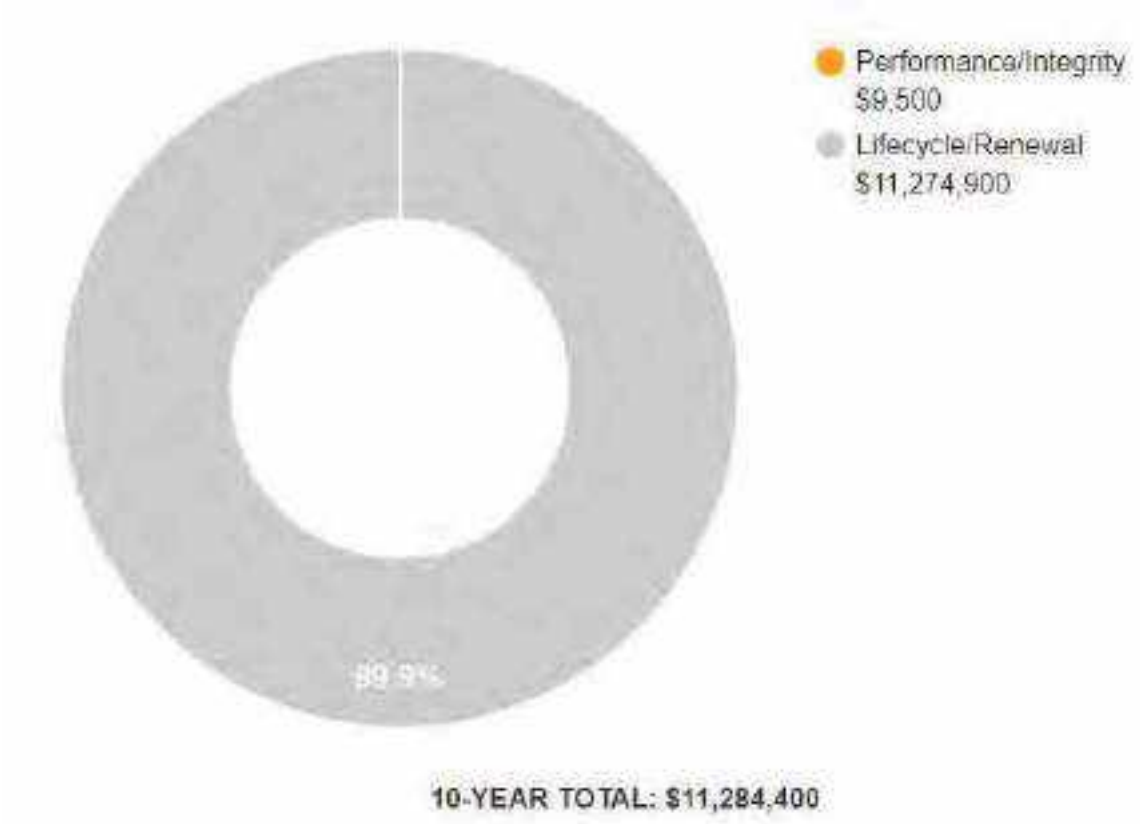
Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Roadways in Poor Condition.

Pavement, Asphalt
Louie Pompei Memorial Sports Park Facilities
Main Parking Lot

Uniformat Code: G2010
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $700

**$$**$$

Repair is recommended at longitudinal cracks - AssetCALC ID: 7051968

Roadways in Poor Condition.

Pavement, Asphalt
Louie Pompei Memorial Sports Park Facilities
Roadways

Uniformat Code: G2010
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.7**

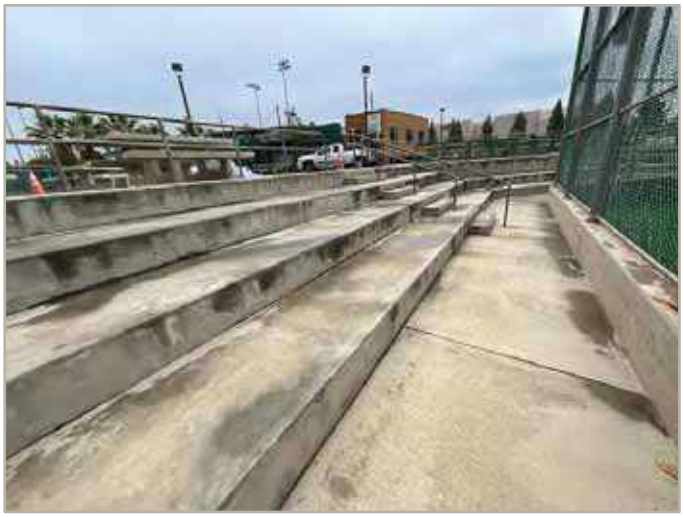
Plan Type:
Performance/Integrity

Cost Estimate: $700

**$$**$$

Repair of longitudinal cracks is recommended - AssetCALC ID: 7051962

Baseball Field 1



Baseball Field 1			
Amenity Type	Athletic Field – Diamond		
Amenity Location	Northwest		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	6 EA	Fair
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	82250 SF	Excellent
Stairs	Concrete, Exterior, Replace	820 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

Baseball Field 2

Baseball Field 2			
Amenity Type	Athletic Field – Diamond		
Amenity Location	North		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Field Lighting	Pole Light Fixture with Lamps, Replace	3 EA	Fair
Stairs	Concrete, Exterior, Replace	820 SF	Fair
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	82160 SF	Excellent
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair

Baseball Field 2

Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

Baseball Field 4

Baseball Field 4			
Amenity Type	Athletic Field – Diamond		
Amenity Location	South		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Field Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	2 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	24 EA	Fair
Stairs	Concrete, Exterior, Replace	2400 SF	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	65280 SF	Excellent
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair

Baseball Field 4

Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

Baseball Field 5

Baseball Field 5			
Amenity Type	Athletic Field – Diamond		
Amenity Location	Southwest		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	89460 SF	Excellent
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	5 EA	Fair
Sports Field Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Stairs	Concrete, Exterior, Replace	2400 SF	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	2 EA	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		

Baseball Field 5

Key Issues and Findings	No key issues observed

Soccer Field 3

Soccer Field 3			
Amenity Type	Soccer Field		
Amenity Location	Northeast		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Sports Field Lighting	Pole Light Fixture with Lamps, Replace	2 EA	Fair
Stairs	Concrete, Exterior, Replace	1600 SF	Fair
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	22210 SF	Excellent
Sports Apparatus	Football, Goal Post, Replace	2 EA	Excellent
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

Parking Lot – Maintenance Shed

Parking Lot – Maintenance Shed			
Amenity Type	Parking area		
Amenity Location	Northeast		
Overall Condition	Fair		
Parking Spaces	109 spaces in asphalt; four of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	26 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	12000 SF	Fair
Parking Lots	Pavement, Asphalt, Mill and Overlay	45490 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Longitudinal cracks in asphalt lot		

Parking Lot – Northwest

Parking Lot – Northwest			
Amenity Type	Parking area		
Amenity Location	Northwest		
Overall Condition	Fair		
Parking Spaces	168 spaces in asphalt; six of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	33 EA	Fair
Fences and Gates	Fence, Metal Tube 6', Replace	80 LF	Good
Parking Lots	Pavement, Asphalt, Mill and Overlay	57200 SF	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	12000 SF	Fair
Roadways	Pavement, Asphalt, Seal and Stripe	1200 SF	Poor
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		

Parking Lot – Northwest

Key Issues and Findings	Longitudinal cracks in asphalt lot

General Site

General Site

Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	25 EA	Fair
Pump	Sump, Replace	2 EA	Fair
Stair/Ramp Rails	Metal, Refinish	540 LF	Fair
Overhead/Dock Door	Aluminum, 12'x12' (144 SF), Replace	2 EA	Fair
Backflow Preventer	Domestic Water, 2 IN, Replace	1 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	1 EA	Fair
Fences and Gates	Fence, Chain Link 4', Replace	1600 LF	Fair
Park Bench	Precast Concrete, Replace	1 EA	Fair

General Site

Signage	Property, Building-Mounted Individual Letters, Replace/Install	30 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	35000 SF	Fair
Playground Surfaces	Engineered Wood Fiber, Chips 3" Depth, Replace	300 SF	Excellent
Fences and Gates	Fence, Chain Link 8', Replace	800 LF	Fair
Play Structure	Multipurpose, Medium, Replace	1 EA	Fair
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Play Structure	Swing Set, 4 Seats, Replace	1 EA	Fair
Ancillary Building	Wood-Framed or CMU, Basic/Minimal, Replace	50 SF	Fair
Dumpster Enclosure	Masonry (CMU) Walls, 8' High (per LF), Replace	32 LF	Fair
Roadways	Pavement, Asphalt, Seal and Stripe	1200 SF	Poor
Roofing	Modified Bitumen, Replace	2400 SF	Fair
Fences and Gates	Vehicle Gate, Chain Link Manual, Replace	4 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Roadways	Pavement, Asphalt, Mill and Overlay	59280 SF	Fair
Play Structure	Multipurpose, Large, Replace	1 EA	Fair

General Site

Fences and Gates	Fence, Chain Link 6', Replace	1400 LF	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Retention pond		
Key Issues and Findings	Longitudinal cracks on roadway pavement		

3. Buildings

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom(2007)

Replacement Value	*Total SF*	*Cost/SF*
$ 753,000	*2,008*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 21,400	2.8 %
5-Year	$ 46,200	6.1 %
10-Year	$ 50,400	6.7 %

FCI Analysis | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom(2007)

Replacement Value	*Total SF*	*Cost/SF*
$ 496,900	*1,325*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 45,200	9.1 %
5-Year	$ 83,700	16.8 %
10-Year	$ 86,400	17.4 %

Plan Types (Buildings)

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years

Immediate Needs (Buildings)

BV did not identify any immediate needs associated with the buildings at this site.

Key Findings (Buildings)

Flooring in Poor Condition.

Any Surface, with Epoxy Coating
Louie Pompei Memorial Sports Park Facilities - Snack Bar Restroom - Kitchen

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Very stained and deteriorated floor - AssetCALC ID: 7051918

Maintenance Shed Restroom

Maintenance Shed Restroom: Systems Summary		
Constructed/Renovated	2007	
Building Size	2,008 SF (estimated)	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Painted concrete	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Maintenance Shed Restroom: Systems Summary

HVAC	Non-Central System: Ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key issues observed	

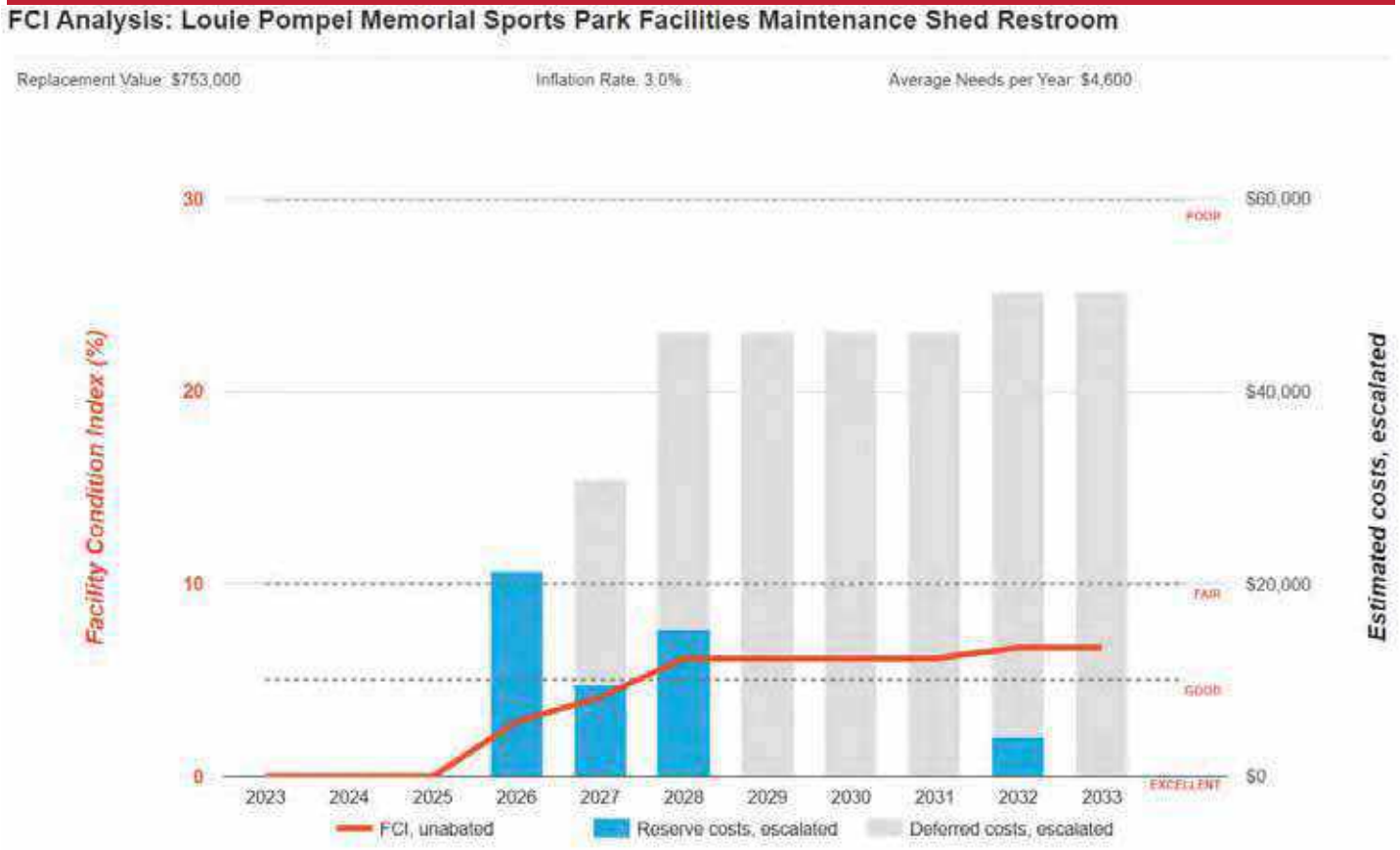
Maintenance Shed Restroom: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$3,600	-	$4,900	$8,500
Roofing	-	-	-	-	-	-
Interiors	-	-	$3,400	-	$39,100	$42,400
Plumbing	-	-	$4,000	-	$58,700	$62,700
HVAC	-	-	$13,500	-	$19,900	$33,400
Fire Protection	-	-	-	$4,200	-	$4,200
Electrical	-	-	$7,100	-	$18,000	$25,100
Fire Alarm & Electronic Systems	-	-	$6,500	-	$10,200	$16,700
Site Development	-	-	$8,100	-	$12,700	$20,800
TOTALS (3% inflation)	-	-	**$46,200**	**$4,200**	**$163,300**	**$213,700**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Snack Bar Restroom

Snack Bar Restroom: Systems Summary		
Constructed/Renovated	2007	
Building/Group Size	1,325 SF (estimated)	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile, coated concrete Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Snack Bar Restroom: Systems Summary

HVAC	Non-Central System: Split-system heat pump	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Stained and deteriorated flooring	

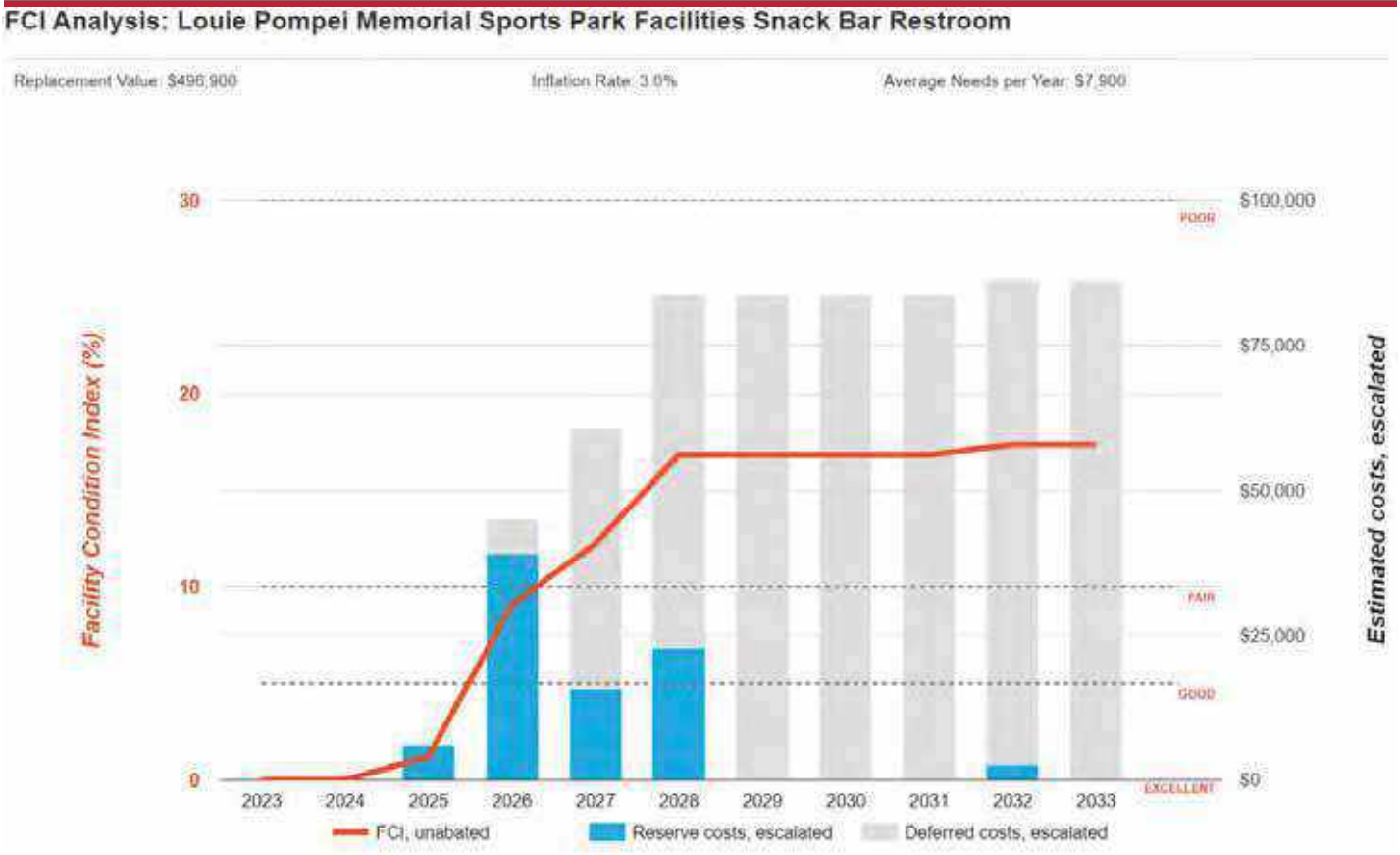
Snack Bar Restroom: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,100	-	$17,000	$24,100
Roofing	-	-	-	-	-	-
Interiors	-	$6,200	$15,100	-	$31,900	$53,100
Plumbing	-	-	$4,100	-	$55,400	$59,500
HVAC	-	-	$11,000	-	$32,200	$43,200
Fire Protection	-	-	-	$2,800	-	$2,800
Electrical	-	-	$4,700	-	$4,500	$9,200
Fire Alarm & Electronic Systems	-	-	$4,400	-	$6,900	$11,300
Equipment & Furnishings	-	-	$31,100	-	$48,500	$79,600
TOTALS (3% inflation)	-	**$6,200**	**$77,500**	**$2,800**	**$196,400**	**$282,900**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

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

- Roofs of Restroom Buildings; lack of ladder or other means of access

5. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 2007 with additional amenities and buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the exterior amenities and at each building in the park:

Louie Pompei Memorial Sports Park Facilities: Accessibility Summary

acilit	*ear uilt eno ate*	*Prior Stu Pro i e*	*a or o erate ssues Obser e*
Baseball Field 1	2007/2023	No	No
Baseball Field 2	2007/2023	No	No
Soccer Field 3	2007/2023	No	No
Baseball Field 4	2007/2023	No	No
Baseball Field 5	2007/2023	No	No
General Site	2007/2023	No	No
Snack Bar Restroom	2007/2023	No	No
Maintenance Shed Restroom	2007/2023	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Energy Audit

The purpose of this Energy Audit is to provide Louie Pompei Memorial Sports Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

10. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Louie Pompei Memorial Sports Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$504,932 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$82,601 *n Current ollars*
Net Effective ECM Payback	6.11 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Louie Pompei Memorial Sports Park Facilities

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Maintenance Shed and SnackBar Restrooms	$46	$48	$94	$0	$94	282	0	3	1	0.06	$84	$0	$119	0.79	10.78	$921	10.00
	Attribute:	Replace 6x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																		
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - L. Pompei Memorial Sports Park Facilities	$45,392	$393,585	$438,977	$0	$438,977	288,909	129	0	986	64.98	$86,210	$5,450	$91,660	4.79	2.49	$655,259	15.00
	Attribute:	Replace HID (110x) ;																		
Totals for No/Low Cost Items				**$46**	**$48**	**$94**	**$0**	**$94**	**282**	**0**	**0**	**3**	**0.06**	**$84**	**$0**	**$119**	**0.79**			
Total For Capital Cost				**$45,392**	**$393,585**	**$438,977**	**$0**	**$438,977**	**288,909**	**129**	**129**	**0**	**64.98**	**$86,210**	**$5,450**	**$91,660**	**4.79**			
		nteracti e Sa ings iscount							-28,919	-13	-13	0	-6.50	-$8,629	-$545	-$9,178				
		otal Contingenc penses				$65,861		$65,861												
Total for Improvements						**$504,932**	**$0**	**$504,932**	**260,271**	**116**	**116**	**3**	**58.54**	**$77,665**	**$4,905**	**$82,601**	**6.11**			

11. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

- Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
- Ensure refrigerant pressure is maintained in the condensers
- Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

- Ensure all hot water pipes are insulated with fiberglass insulation at all times
- Replacement water heater should have Energy Factor (EF)>0.9
- Tank-type water heaters flushed annually

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

Existing Equipment and Replacements

- Ensure that refrigerator and freezer doors close and seal correctly
- Ensure that bathroom vents exhaust out
- Office/computer equipment either in the "sleep" or "off" mode when not used

12. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Louie Pompei Memorial Sports Park Facilities, 1099 South Valley Center Avenue, Glendora, California 91741, 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.

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.

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 an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

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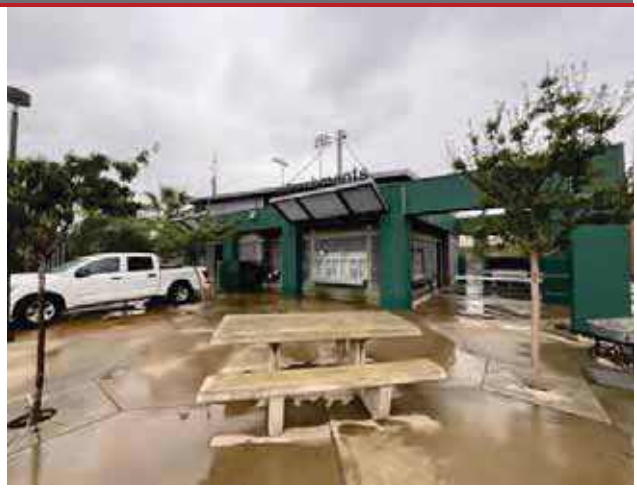
13. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 – SPORTS PARK MAIN ENTRANCE



2 - SNACK BAR RESTROOMS - FRONT ELEVATION

3 - SNACK BAR RESTROOMS - LEFT ELEVATION

4 - SNACK BAR RESTROOMS -REAR ELEVATION

5 - SNACK BAR RESTROOMS - RIGHT ELEVATION

6 - SNACK BAR - INTERIOR OVERVIEW

Photographic Overview

7 - RESTROOMS OVERVIEW

8 - TOILET

9 - STAINLESS STEEL SINK

10 - MAINTENANCE SHED RESTROOMS

11 - WATER HEATER

12 - BACKFLOW PREVENTER

Photographic Overview

13 - SUMP PUMP

14 - IRRIGATION CONTROL PANEL

15 - PUMP HOUSE

16 - SPORTS LIGHTING

17 - PLAY AREA

18 - SPORTS FIELD 1

Photographic Overview

19 - SPORTS FIELD 2

20 - SPORTS FIELD 3

21 - SPORTS FIELD 4 AND 5

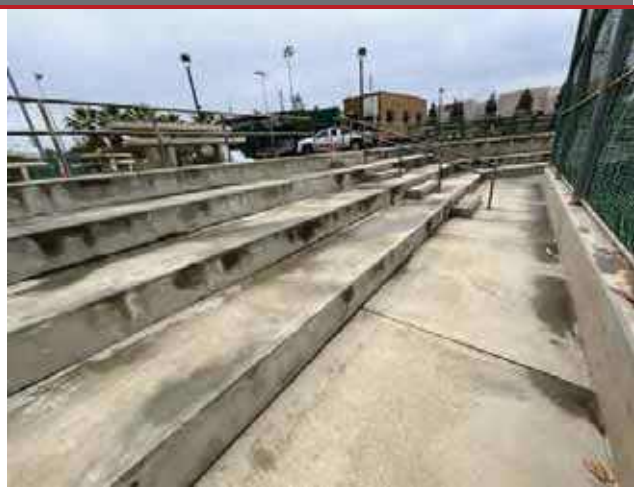
22 - STORAGE SHED

23 - GARAGE

24 - BASEBALL BACKSTOP

Photographic Overview

25 - CHAIN LINK FENCING



26 - PRECAST CONCRETE STAIRS

27 - ALUMINUM BLEACHERS

28 - ROADWAYS

29 - MAIN PARKING LOT

30 - MAINTENANCE SHED PARKING LOT

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-006.379	Louie Pompei Memorial Sports Park Facilities
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Louie Pompei Memorial Sports Park Facilities

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

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: 2007	Renovated:	2023. New turf and scoreboards being installed in all fields
2	Building size in SF	3,333 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	POC has no information about the CIP		
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.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Louie Pompei Memorial Sports Park Facilities

BV Project Number: 158691.23R000-006.468

Abbreviated Accessibility Checklist					
Facility History and 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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site- All play fields	Fair	Stair/Ramp Rails, Metal, Refinish	540 LF	3	7051953
B1080	Site- Field 2	Good	Stairs, Concrete, Exterior	820 SF	34	7051974
B1080	Site- Field 5	Good	Stairs, Concrete, Exterior	2,400 SF	34	7051959
B1080	Site- Field 3	Good	Stairs, Concrete, Exterior	1,600 SF	34	7051956
B1080	Site- Field 4	Good	Stairs, Concrete, Exterior	2,400 SF	34	7130015
B1080	Site- Field 1	Good	Stairs, Concrete, Exterior	820 SF	34	7051976
Facade						
B2050	Building exterior - storage bldg	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	14	7051941
Roofing						
B3010	Site- seating sheds	Fair	Roofing, Modified Bitumen	2,400 SF	4	7051943
Plumbing						
D2010	Site- outside field 4	Fair	Backflow Preventer, Domestic Water, 2 IN	1	14	7051930
D2010	Site- outside field 4	Fair	Backflow Preventer, Domestic Water	1	14	7051924
D2030	Pump house	Fair	Pump, Sump	1	9	7051942
D2030	Pump house	Fair	Pump, Sump [2]	1	11	7051978
Equipment & Furnishings						
E2010	Site- Field 2	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051945
E2010	Site- Field 1	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051979
E2010	Site- Field 2	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051951
E2010	Site- Field 1	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051944
Special Construction & Demo						
F1020	Building Exterior- pump house	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	19	7051982
Pedestrian Plazas & Walkways						

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	Roadways	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	1,200 SF	2	7051962
G2010	Parking lot- Main	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	1,200 SF	2	7051968
G2010	Site- Roadways	Good	Roadways, Pavement, Asphalt, Mill & Overlay	59,280 SF	18	7051958
G2020	Parking lot- Main	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	57,200 SF	15	7051946
G2020	Parking Lot - Maintenance Shed	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,000 SF	3	7178021
G2020	Parking Lot - Maintenance Shed	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,490 SF	15	7177942
G2020	Parking lot- Main	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,000 SF	3	7051969
G2030	Site- To the snack bar	Good	Sidewalk, Concrete, Large Areas	35,000 SF	34	7051984
Athletic, Recreational & Playfield Areas						
G2050	Field 5	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	89,460 SF	10	7051948
G2050	Site- Field 3	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051782
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051895
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051885
G2050	Site- Field 5	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051869
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051835
G2050	Site- Field 1	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051901
G2050	Site- Field 4	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051881
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051829
G2050	Site- Field 3	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051826
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051850
G2050	Site- Field 4	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051847
G2050	Site- Field 4	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12	12	7051975
G2050	Site- Field 4	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12	12	7051973
G2050	Site- Field 2	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051801
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051876

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Site- Field 4	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051898
G2050	Site- Play area in the middle	Excellent	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	300	SF	3	7051983
G2050	Site- Field 5	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051749
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051794
G2050	Site- Field 1	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051748
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051807
G2050	Field 3	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	22,210	SF	10	7051972
G2050	Site- Play area in the middle	Fair	Play Structure, Multipurpose, Medium	1		4	7051970
G2050	Field 4	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	65,280	SF	10	7051949
G2050	Site- Field 2	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051900
G2050	Site- Field 5	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12		12	7051964
G2050	Site- Field 4	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051854
G2050	Field 1	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	82,250	SF	10	7051981
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051861
G2050	Sport Field 2	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	82,160	SF	10	7130014
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051781
G2050	Site- Play area in the middle	Fair	Play Structure, Swing Set, 4 Seats	1		4	7051954
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051816
G2050	Site- Field 4	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051750
G2050	Site- Field 1	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		30	7051892
G2050	Site- Field 3	Excellent	Sports Apparatus, Football, Goal Post	1		9	7051985
G2050	Site- Field 5	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051899
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051862
G2050	Site- Field 5	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12		12	7051957
G2050	Site- Field 2	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051751

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site- Field 3	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051902
G2050	Site- Field 5	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051897
G2050	Site- Field 3	Excellent	Sports Apparatus, Football, Goal Post	1	9	7051963
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051812
G2050	Site- Play area in the middle	Fair	Play Structure, Multipurpose, Large	1	4	7051966
Sitework						
G2060	Parking lot - main parking	Good	Fences & Gates, Fence, Metal Tube 6'	80 LF	30	7051894
G2060	Parking lot - main parking	Fair	Picnic Table, Precast Concrete	1	9	7051870
G2060	Site- Play area in the middle	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7051952
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,600 LF	18	7051977
G2060	site	Fair	Park Bench, Precast Concrete	1	13	7137574
G2060	Site- Main Entrance	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	3	7051980
G2060	Parking lot - main parking	Fair	Picnic Table, Precast Concrete	1	9	7051890
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	800 LF	24	7051955
G2060	Site	Fair	Picnic Table, Precast Concrete	2	15	7137573
G2060	Site- Main Entrance	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	3	7051967
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF)	32 LF	21	7137572
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	4	9	7051960
G2060	Site- Field 1	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	7051947
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	24	7051950
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	570,290 SF	10	7177782
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051821
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136974
G4050	Site- Field 4	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136985
G4050	Site- Roadway to Main Parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136976

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051802
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051830
G4050	Site- Roadway to Main Parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136973
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051803
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136962
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051855
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051891
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136964
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136983
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051849
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051833
G4050	Site- Field 2	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136961
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051813
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051819
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051873
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051793
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136984
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051823
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051851
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136970
G4050	Site- Field 4	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136982
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136966
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051874
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051811
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136965

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136968
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136977
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136987
G4050	Site- Field 2	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136967
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051790
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136975
G4050	Site- Play area in the middle	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136980
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051843
G4050	Site- Play area in the middle	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136963
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051872
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051880
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051860
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136979
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051806
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051792
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136960
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136981
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136971
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051886
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051852
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136972
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051896
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051808
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051832
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051818

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051889
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051787
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051882
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051878
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051785
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051834
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051788
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136969
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051863
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051798
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051786
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051796
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136986
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136988
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051814
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136978

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	700 SF	5	7178023
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	24	7051753
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,100 SF	24	7051761
Interiors						

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	24	7051757
C1090	Restrooms	Good	Toilet Partitions, Metal	5	13	7051766
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	700 SF	5	7178024
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	24	7051762
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,900 SF	24	7051780
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	460 SF	5	7178025
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	800 SF	14	7129844
Plumbing						
D2010	Restrooms- M	Fair	Urinal, Standard	2	14	7051773
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,008 SF	24	7178022
D2010	Restrooms- M	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	7051765
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	7051775
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7051771
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	7051754
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	7051779
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7051756
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Floor	1	19	7051776
D2010	Shower room	Good	Shower, Ceramic Tile	1	20	7051752
D2010	Restrooms- W	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	7051763
HVAC						
D3030	Maintenance Office	Fair	Split System Ductless, Single Zone	1	5	7051772
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7051774
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7051778
Fire Protection						
D4010	Maintenance Shed	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,008 SF	9	7051768

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	24	7051777
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	7051759
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	7178388
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,008 SF	24	7051770
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,008 SF	4	7051755
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,008 SF	3	7051760
Sitework						
G2080	Building exterior	Fair	Irrigation System, Control Panel	1	3	7051764

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	4	7051916
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	14	7051906
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	24	7051919
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	1	3	7051926
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	24	7051933
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	24	7051932
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	5	7051935
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	24	7051912
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	3	7051910

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	325 SF	2	7051918
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	24	7051937
C2050		Fair	Ceiling Finishes, Wood Paneling	545 SF	14	7129843
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	7051936
Plumbing						
D2010	Restrooms- Men	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	14	7051931
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7051921
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	7051929
D2010	Restrooms- women	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	14	7051909
D2010	Restrooms- Men	Fair	Toilet, Commercial Water Closet	7	14	7051914
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	14	7051922
D2010	Restrooms- Men	Fair	Urinal, Standard	3	14	7051915
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,325 SF	24	7051911
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	7051905
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7051939
HVAC						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7051928
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	1,325 SF	14	7177904
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	5	7051938
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,325 SF	9	7051908
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	24	7051917
Electrical						
D5020	Utility room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	7177905
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,325 SF	26	7051925

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,325 SF	4	7051923
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,325 SF	4	7051907
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7051934
E1030	Kitchen	Fair	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	1	3	7051927
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7051904
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7051903
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7051920

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/27/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Louie Pompei Memorial Sports Park Facilities	$0	$0	$1,547	$24,208	$691,040	$0	$484	$1,793	$18,470	$85,581	$10,324,546	$43,590	$13,743	$25,000	$31,038	$761,621	$0	$2,410	$568,550	$7,102	$12,484,816	**$25,085,536**
Louie Pompei Memorial Sports Park Facilities / Baseball Field 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	$0	$0	$0	$21,322	$9,572	$15,298	$0	$0	$0	$4,171	$0	$0	$0	$16,276	$76,960	$9,433	$0	$0	$25,114	$6,000	$29,566	**$213,713**
Louie Pompei Memorial Sports Park Facilities / Parking Lot – Maintenance Shed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Parking Lot – Northwest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Site	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	$0	$0	$6,155	$39,016	$15,627	$22,852	$0	$0	$0	$2,752	$0	$0	$8,272	$21,957	$87,491	$14,834	$0	$0	$48,501	$12,913	$2,418	**$282,787**
Louie Pompei Memorial Sports Park Facilities / Soccer Field 3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$7,702**	**$84,545**	**$716,239**	**$38,149**	**$484**	**$1,793**	**$18,470**	**$92,504**	**$10,324,546**	**$43,590**	**$22,015**	**$63,232**	**$195,489**	**$785,888**	**$0**	**$2,410**	**$642,165**	**$26,015**	**$12,516,801**	**$25,582,036**

Louie Pompei Memorial Sports Park Facilities

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	Site- All play fields	7051953	Stair/Ramp Rails, Metal, Refinish	10	7	3	540	LF	$1.50	$2.03	$1,094				$1,094										$1,094									**$2,187**
B2050	Building exterior - storage bldg	7051941	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	16	14	2	EA	$4,400.00	$5,940.00	$11,880															$11,880								**$11,880**
B3010	Site- seating sheds	7051943	Roofing, Modified Bitumen, Replace	20	16	4	2400	SF	$10.00	$13.50	$32,400					$32,400																		**$32,400**
D2010	Site- outside field 4	7051924	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$3,200.00	$4,320.00	$4,320															$4,320								**$4,320**
D2010	Site- outside field 4	7051930	Backflow Preventer, Domestic Water, 2 IN, Replace	30	16	14	1	EA	$3,200.00	$4,320.00	$4,320															$4,320								**$4,320**
D2030	Pump house	7051942	Pump, Sump, Replace	25	16	9	1	EA	$13,400.00	$31,490.00	$31,490										$31,490													**$31,490**
D2030	Pump house	7051978	Pump, Sump, Replace	25	14	11	1	EA	$13,400.00	$31,490.00	$31,490												$31,490											**$31,490**
E2010	Site- Field 2	7051945	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 2	7051951	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 1	7051944	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 1	7051979	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
F1020	Building Exterior- pump house	7051982	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	16	19	50	SF	$60.00	$81.00	$4,050																					$4,050		**$4,050**
G2010	Roadways	7051962	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	1200	SF	$0.45	$0.61	$729			$729					$729					$729										**$2,916**
G2010	Parking lot- Main	7051968	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	1200	SF	$0.45	$0.61	$729			$729					$729					$729										**$2,916**
G2010	Site- Roadways	7051958	Roadways, Pavement, Asphalt, Mill & Overlay	25	7	18	59280	SF	$3.50	$4.73	$280,098																				$280,098			**$280,098**
G2020	Parking lot- Main	7051969	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	12000	SF	$0.45	$0.61	$7,290				$7,290					$7,290					$7,290						$7,290			**$29,160**
G2020	Parking Lot - Maintenance Shed	7178021	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	12000	SF	$0.45	$0.61	$7,290				$7,290					$7,290					$7,290						$7,290			**$29,160**
G2020	Parking lot- Main	7051946	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	57200	SF	$3.50	$4.73	$270,270																$270,270							**$270,270**
G2020	Parking Lot - Maintenance Shed	7177942	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	45490	SF	$3.50	$4.73	$214,940																$214,940							**$214,940**
G2050	Site- Field 2	7051751	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 1	7051748	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 4	7051750	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 5	7051749	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 3	7051985	Sports Apparatus, Football, Goal Post, Replace	25	16	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2050	Site- Field 3	7051963	Sports Apparatus, Football, Goal Post, Replace	25	16	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2050	Sport Field 2	7130014	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	82160	SF	$15.00	$20.25	$1,663,740											$1,663,740										$1,663,740	**$3,327,480**
G2050	Field 1	7051981	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	82250	SF	$15.00	$20.25	$1,665,563											$1,665,563										$1,665,563	**$3,331,125**
G2050	Field 4	7051949	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	65280	SF	$15.00	$20.25	$1,321,920											$1,321,920										$1,321,920	**$2,643,840**
G2050	Field 5	7051948	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	89460	SF	$15.00	$20.25	$1,811,565											$1,811,565										$1,811,565	**$3,623,130**
G2050	Field 3	7051972	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	22210	SF	$15.00	$20.25	$449,753											$449,753										$449,753	**$899,505**
G2050	Site- Field 4	7051973	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 4	7051975	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 5	7051957	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 5	7051964	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Play area in the middle	7051983	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	0	3	300	SF	$1.00	$1.35	$405				$405			$405			$405				$405				$405					**$2,430**
G2050	Site- Play area in the middle	7051966	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	$35,000.00	$47,250.00	$47,250					$47,250																		**$47,250**
G2050	Site- Play area in the middle	7051970	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	$20,000.00	$27,000.00	$27,000					$27,000																		**$27,000**
G2050	Site- Play area in the middle	7051954	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	$2,500.00	$3,375.00	$3,375					$3,375																		**$3,375**
G2060	Site- Field 1	7051947	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																		**$945**
G2060	Site- Play area in the middle	7051952	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																		**$810**
G2060	Parking lot - main parking	7051870	Picnic Table, Precast Concrete, Replace	25	16	9	1	EA	$1,200.00	$1,620.00	$1,620										$1,620													**$1,620**

Replacement Reserves Report

12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Parking lot - main parking	7051890	Picnic Table, Precast Concrete, Replace	25	16	9	1	EA	$1,200.00	$1,620.00	$1,620										$1,620												**$1,620**
G2060	Site	7051960	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	16	9	4	EA	$1,700.00	$2,295.00	$9,180										$9,180												**$9,180**
G2060	site	7137574	Park Bench, Precast Concrete, Replace	25	12	13	1	EA	$1,000.00	$1,350.00	$1,350														$1,350								**$1,350**
G2060	Site	7137573	Picnic Table, Precast Concrete, Replace	25	10	15	2	EA	$1,200.00	$1,620.00	$3,240																$3,240						**$3,240**
G2060	Site	7051977	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	1600	LF	$18.00	$24.30	$38,880																			$38,880			**$38,880**
G2060	Site- Main Entrance	7051980	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	15	EA	$150.00	$202.50	$3,038				$3,038																		**$3,038**
G2060	Site- Main Entrance	7051967	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	15	EA	$150.00	$202.50	$3,038				$3,038																		**$3,038**
G2080	site	7177782	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	570290	SF	$1.00	$1.35	$769,892											$769,892											**$769,892**
G4050	Site- Field 2	7136961	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 2	7136967	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 4	7136982	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 4	7136985	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051802	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051830	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051803	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051813	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051873	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051793	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051823	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051790	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051860	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051806	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051792	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051886	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051896	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051808	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051818	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051882	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051834	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051788	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051798	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051786	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051855	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051891	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051849	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051833	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051819	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051851	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051874	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051811	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051843	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051872	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051880	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051852	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051832	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051889	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051787	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051878	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051785	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051863	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051796	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051821	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051814	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Play area in the middle	7136980	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Play area in the middle	7136963	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Pole lights	7136975	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**

Replacement Reserves Report

12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Site- Pole lights	7136971	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136974	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136964	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136983	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136972	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Main Parking	7136976	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136970	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136968	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136987	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Main Parking	7136973	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136986	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136988	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136962	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136979	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136960	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136981	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136969	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136978	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136984	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136966	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136965	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136977	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
Totals, Unescalated												**$0**	**$0**	**$1,458**	**$22,154**	**$613,980**	**$0**	**$405**	**$1,458**	**$14,580**	**$65,591**	**$7,682,432**	**$31,490**	**$9,639**	**$17,024**	**$20,520**	**$488,855**	**$0**	**$1,458**	**$333,963**	**$4,050**	**$6,912,540**	**$16,221,596**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$1,547**	**$24,208**	**$691,040**	**$0**	**$484**	**$1,793**	**$18,470**	**$85,581**	**$10,324,546**	**$43,590**	**$13,743**	**$25,000**	**$31,038**	**$761,621**	**$0**	**$2,410**	**$568,550**	**$7,102**	**$12,484,816**	**$25,085,536**

Louie Pompei Memorial Sports Park Facilities / Baseball Field 1

Louie Pompei Memorial Sports Park Facilities / Baseball Field 2

Louie Pompei Memorial Sports Park Facilities / Baseball Field 4

Louie Pompei Memorial Sports Park Facilities / Baseball Field 5

Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7178023	Exterior Walls, any painted surface, Prep & Paint	10	5	5	700	SF	$3.00	$4.46	$3,124						$3,124										$3,124						**$6,248**
C1090	Restrooms	7051766	Toilet Partitions, Metal, Replace	20	7	13	5	EA	$850.00	$1,264.55	$6,323														$6,323								**$6,323**
C2010	Throughout	7178024	Wall Finishes, any surface, Prep & Paint	10	5	5	700	SF	$1.50	$2.23	$1,562						$1,562										$1,562						**$3,124**
C2050	Throughout	7129844	Ceiling Finishes, Wood Paneling, Replace	30	16	14	800	SF	$14.00	$20.83	$16,662															$16,662							**$16,662**
C2050	Throughout	7178025	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	460	SF	$2.00	$2.98	$1,369						$1,369										$1,369						**$2,737**
D2010	Utility closet	7051756	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	$900.00	$1,338.93	$1,339				$1,339															$1,339				**$2,678**
D2010	Building exterior	7051771	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,231.55	$2,232					$2,232															$2,232			**$4,463**
D2010	Restrooms- M	7051773	Urinal, Standard, Replace	30	16	14	2	EA	$1,100.00	$1,636.47	$3,273															$3,273							**$3,273**
D2010	Restrooms- M	7051765	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570							**$3,570**
D2010	Restrooms	7051775	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	$1,300.00	$1,934.01	$1,934															$1,934							**$1,934**
D2010	Restrooms	7051754	Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	$1,300.00	$1,934.01	$7,736															$7,736							**$7,736**
D2010	Restrooms	7051779	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	$1,500.00	$2,231.55	$2,232															$2,232							**$2,232**
D2010	Restrooms- W	7051763	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570							**$3,570**
D2010	Restrooms	7051776	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$1,190.16	$1,190																			$1,190			**$1,190**
D2010	Shower room	7051752	Shower, Ceramic Tile, Replace	30	10	20	1	EA	$2,500.00	$9,229.25	$9,229																				$9,229		**$9,229**
D3030	Maintenance Office	7051772	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$7,140.96	$7,141						$7,141														$7,141		**$14,282**
D3060	Restrooms- W	7051774	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380			$2,380											$2,380								**$4,761**
D3060	Restrooms- W	7051778	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380			$2,380											$2,380								**$4,761**
D4010	Maintenance Shed	7051768	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	2008	SF	$1.07	$1.59	$3,196									$3,196													**$3,196**
D5020	Electrical room	7051759	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	16	14	1	EA	$6,000.00	$8,926.20	$8,926															$8,926							**$8,926**
D5020	Electrical room	7178388	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	$2,000.00	$2,975.40	$2,975															$2,975							**$2,975**

Replacement Reserves Report

12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	Throughout building	7051755	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	2008	SF	$2.10	$3.12	$6,273					$6,273																		**$6,273**
D7030	Throughout building	7051760	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2008	SF	$2.00	$2.98	$5,975				$5,975																$5,975				**$11,949**
G2080	Building exterior	7051764	Irrigation System, Control Panel, Replace	15	12	3	1	EA	$5,000.00	$7,438.50	$7,439				$7,439																$7,439				**$14,877**
Totals, Unescalated												**$0**	**$0**	**$0**	**$19,513**	**$8,505**	**$13,196**	**$0**	**$0**	**$0**	**$3,196**	**$0**	**$0**	**$0**	**$11,083**	**$50,879**	**$6,055**	**$0**	**$0**	**$14,752**	**$3,422**	**$16,370**	**$146,971**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$21,322**	**$9,572**	**$15,298**	**$0**	**$0**	**$0**	**$4,171**	**$0**	**$0**	**$0**	**$16,276**	**$76,960**	**$9,433**	**$0**	**$0**	**$25,114**	**$6,000**	**$29,566**	**$213,713**

Louie Pompei Memorial Sports Park Facilities / Parking Lot – Maintenance Shed

Louie Pompei Memorial Sports Park Facilities / Parking Lot – Northwest

Louie Pompei Memorial Sports Park Facilities / Site

Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7051906	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	6	EA	$950.00	$1,413.32	$8,480															$8,480								**$8,480**
B2020	Building Exterior	7051916	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	2	EA	$1,200.00	$1,785.24	$3,570					$3,570																		**$3,570**
B2050	Building Exterior	7051926	Exterior Door, Wire Mesh Metal, Gate, Replace	10	7	3	1	EA	$1,900.00	$2,826.63	$2,827				$2,827										$2,827									**$5,653**
C1090	Restrooms	7051935	Toilet Partitions, Metal, Replace	20	15	5	7	EA	$850.00	$1,264.55	$8,852						$8,852																	**$8,852**
C2010	Throughout building	7051910	Wall Finishes, any surface, Prep & Paint	10	7	3	900	SF	$1.50	$2.23	$2,008				$2,008										$2,008									**$4,017**
C2030	Kitchen	7051918	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	325	SF	$12.00	$17.85	$5,802			$5,802										$5,802										**$11,604**
C2050	Snack Bar Restroom	7129843	Ceiling Finishes, Wood Paneling, Replace	30	16	14	545	SF	$14.00	$20.83	$11,351															$11,351								**$11,351**
C2050	Throughout building	7051936	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	800	SF	$2.00	$2.98	$2,380				$2,380										$2,380									**$4,761**
D2010	Utility closet	7051929	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	10	5	1	EA	$900.00	$1,338.93	$1,339						$1,339																$1,339	**$2,678**
D2010	Building exterior	7051921	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,231.55	$2,232					$2,232																$2,232		**$4,463**
D2010	Restrooms- Men	7051914	Toilet, Commercial Water Closet, Replace	30	16	14	7	EA	$1,300.00	$1,934.01	$13,538															$13,538								**$13,538**
D2010	Restrooms- Men	7051915	Urinal, Standard, Replace	30	16	14	3	EA	$1,100.00	$1,636.47	$4,909															$4,909								**$4,909**
D2010	Kitchen	7051939	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	$2,500.00	$3,719.25	$3,719															$3,719								**$3,719**
D2010	Restrooms- Men	7051931	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
D2010	Restrooms- women	7051909	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
D2010	Kitchen	7051922	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	1	EA	$1,200.00	$1,785.24	$1,785															$1,785								**$1,785**
D2010	Utility closet	7051905	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$1,190.16	$1,190																				$1,190			**$1,190**
D3030	Building exterior	7051928	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$7,736.04	$7,736														$7,736									**$7,736**
D3050	Throughout	7177904	HVAC System, Ductwork, Low Density, Replace	30	16	14	1325	SF	$2.00	$2.98	$3,942															$3,942								**$3,942**
D3060	Restrooms	7051938	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	4	EA	$1,600.00	$2,380.32	$9,521						$9,521										$9,521							**$19,043**
D4010	Throughout building	7051908	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	1325	SF	$1.07	$1.59	$2,109										$2,109													**$2,109**
D5020	Utility room	7177905	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	$2,000.00	$2,975.40	$2,975															$2,975								**$2,975**
D5040	Throughout building	7051923	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	1325	SF	$2.10	$3.12	$4,140					$4,140																		**$4,140**
D7030	Throughout building	7051907	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	1325	SF	$2.00	$2.98	$3,942					$3,942																$3,942			**$7,885**
E1030	Kitchen	7051927	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	15	12	3	1	EA	$2,450.00	$3,644.87	$3,645				$3,645																$3,645				**$7,290**
E1030	Kitchen	7051934	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$6,843.42	$6,843				$6,843																$6,843				**$13,687**
E1030	Kitchen	7051904	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	$6,700.00	$9,967.59	$9,968				$9,968																$9,968				**$19,935**
E1030	Kitchen	7051903	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																$4,017				**$8,034**
E1030	Kitchen	7051920	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																$4,017				**$8,034**
Totals, Unescalated												**$0**	**$0**	**$5,802**	**$35,705**	**$13,884**	**$19,712**	**$0**	**$0**	**$0**	**$2,109**	**$0**	**$0**	**$5,802**	**$14,951**	**$57,842**	**$9,521**	**$0**	**$0**	**$28,489**	**$7,364**	**$1,339**	**$202,521**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$6,155**	**$39,016**	**$15,627**	**$22,852**	**$0**	**$0**	**$0**	**$2,752**	**$0**	**$0**	**$8,272**	**$21,957**	**$87,491**	**$14,834**	**$0**	**$0**	**$48,501**	**$12,913**	**$2,418**	**$282,787**

Louie Pompei Memorial Sports Park Facilities / Soccer Field 3

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Pavement, Asphalt	Seal & Stripe	Roadways	Poor			https://www.google.com/maps?q=	Performance/Integrity	Roadways, Pavement, Asphalt, Cut & Patch	3	5	2	1200	0.48735	584.82		Louie Pompei M	7051962
Pavement, Asphalt	Seal & Stripe	Parking lot- Main	Poor			https://www.google.com/maps?q=	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	3	5	2	1200	0.48735	584.82		Louie Pompei M	7051968
any surface, w/ Epoxy Coating	Prep & Paint	Kitchen	Poor			https://www.google.com/maps?q=	Performance/Integrity	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	8	10	2	325	12.996	4223.7		Snack Bar Restro	7051918
Baseball/Football, Artificial Turf	Replace	Field 5	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	89460	16.245	1453277.7		Louie Pompei M	7051948
Scoreboard, Electronic Standard	Replace	Site- Field 1	Excellent	34.119509	-117.837024	https://www.google.com/maps?q=+34.119509,-117.837024	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000335	Louie Pompei M	7051901
Scoreboard, Electronic Standard	Replace	Site- Field 4	Excellent	34.118572	-117.835443	https://www.google.com/maps?q=+34.118572,-117.835443	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000385	Louie Pompei M	7051898
Engineered Wood Fiber, Chips 9" Depth	Replace	Site- Play area in the middle				https://www.google.com/maps?q=	Lifecycle/Renewal	Playground Surfaces, Rubber, Chips 3" Depth, Replace	0	3	3	300	1.083	324.9	000405*	Louie Pompei M	7051983
Baseball/Football, Artificial Turf	Replace	Field 3	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	22210	16.245	360801.45		Louie Pompei M	7051972
Baseball/Football, Artificial Turf	Replace	Field 4	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	65280	16.245	1060473.6		Louie Pompei M	7051949
Scoreboard, Electronic Standard	Replace	Site- Field 2	Excellent	34.119561	-117.836107	https://www.google.com/maps?q=+34.119561,-117.836107	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000311	Louie Pompei M	7051900
Baseball/Football, Artificial Turf	Replace	Field 1	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	82250	16.245	1336151.25		Louie Pompei M	7051981
Baseball/Football, Artificial Turf	Replace	Sport Field 2	Excellent				Lifecycle/Renewal		0	10	10	82160	16.245	1334689.2		Louie Pompei M	7130014
Football, Goal Post	Replace	Site- Field 3	Excellent	34.119592	-117.834849	https://www.google.com/maps?q=+34.119592,-117.834849	Lifecycle/Renewal	Sports Apparatus, Football, Goal Post, Replace	16	25	9	1	5415	5415	000422	Louie Pompei M	7051985
Scoreboard, Electronic Standard	Replace	Site- Field 5	Excellent	34.118019	-117.837335	https://www.google.com/maps?q=+34.118019,-117.837335	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000363	Louie Pompei M	7051899
Scoreboard, Electronic Standard	Replace	Site- Field 3	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000407	Louie Pompei M	7051902
Scoreboard, Electronic Standard	Replace	Site- Field 5	Excellent	34.117862	-117.836893	https://www.google.com/maps?q=+34.117862,-117.836893	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000415	Louie Pompei M	7051897
Football, Goal Post	Replace	Site- Field 3	Excellent	34.118766	-117.834855	https://www.google.com/maps?q=+34.118766,-117.834855	Lifecycle/Renewal	Sports Apparatus, Football, Goal Post, Replace	16	25	9	1	5415	5415		Louie Pompei M	7051963
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.118998	-117.834506	https://www.google.com/maps?q=+34.118998,-117.834506	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000377	Louie Pompei M	7051807
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119532	-117.837016	https://www.google.com/maps?q=+34.119532,-117.837016	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000498	Louie Pompei M	7051812
Pavement, Asphalt	Mill & Overlay	Site- Roadways	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	7	25	18	59280	3.7905	224700.84		Louie Pompei M	7051958
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118490	-117.836327	https://www.google.com/maps?q=+34.118490,-117.836327	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000401	Louie Pompei M	7051862
Concrete, Exterior	Replace	Site- Field 1	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	820	59.565	48843.3		Louie Pompei M	7051976
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118479	-117.836779	https://www.google.com/maps?q=+34.118479,-117.836779	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000348	Louie Pompei M	7051781
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.117892	-117.836167	https://www.google.com/maps?q=+34.117892,-117.836167	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000416	Louie Pompei M	7051816
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118078	-117.837341	https://www.google.com/maps?q=+34.118078,-117.837341	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000326	Louie Pompei M	7051861
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118182	-117.835822	https://www.google.com/maps?q=+34.118182,-117.835822	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000323	Louie Pompei M	7051854
Concrete, Large Areas	Replace	Site- To the snack bar	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	16	50	34	35000	9.747	341145		Louie Pompei M	7051984
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119394	-117.837505	https://www.google.com/maps?q=+34.119394,-117.837505	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000338	Louie Pompei M	7051794
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119256	-117.836458	https://www.google.com/maps?q=+34.119256,-117.836458	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000318	Louie Pompei M	7051801
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119564	-117.835411	https://www.google.com/maps?q=+34.119564,-117.835411	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000310	Louie Pompei M	7051876
Fence, Metal Tube 6'	Replace	Parking lot - main parking	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	10	40	30	80	43.32	3465.6		Louie Pompei M	7051894
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119034	-117.835210	https://www.google.com/maps?q=+34.119034,-117.835210	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000404	Louie Pompei M	7051895
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118540	-117.836143	https://www.google.com/maps?q=+34.118540,-117.836143	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000322	Louie Pompei M	7051885
Concrete, Exterior	Replace	Site- Field 2	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	820	59.565	48843.3		Louie Pompei M	7051974
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118204	-117.837410	https://www.google.com/maps?q=+34.118204,-117.837410	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000343	Louie Pompei M	7051869
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118822	-117.835874	https://www.google.com/maps?q=+34.118822,-117.835874	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000371	Louie Pompei M	7051881
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119292	-117.836526	https://www.google.com/maps?q=+34.119292,-117.836526	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000300	Louie Pompei M	7051829
Pole Light Fixture w/ Lamps	Replace	Site- Field 3	Good	34.119045	-117.835231	https://www.google.com/maps?q=+34.119045,-117.835231	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000406	Louie Pompei M	7051826
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.118816	-117.837548	https://www.google.com/maps?q=+34.118816,-117.837548	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000315	Louie Pompei M	7051830
Concrete, Exterior	Replace	Site- Field 5	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	2400	59.565	142956		Louie Pompei M	7051959
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118805	-117.835588	https://www.google.com/maps?q=+34.118805,-117.835588	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000373	Louie Pompei M	7051847
Concrete, Exterior	Replace	Site- Field 3	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	1600	59.565	95304		Louie Pompei M	7051956
Concrete, Exterior	Replace	Site- Field 4	Good				Lifecycle/Renewal		16	50	34	2400	59.565	142956		Louie Pompei M	7130015
Pole Light Fixture w/ Lamps	Replace	Site- Field 3	Good	34.119600	-117.835243	https://www.google.com/maps?q=+34.119600,-117.835243	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000408	Louie Pompei M	7051782
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.118994	-117.836546	https://www.google.com/maps?q=+34.118994,-117.836546	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000301	Louie Pompei M	7051835
Condensing Unit/Heat Pump	Replace	Building exterior	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	2	15	13	1	5631.6	5631.6	000429	Snack Bar Restro	7051928
Ceramic Tile	Replace	Shower room	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Shower, Ceramic Tile, Replace	10	30	20	1	8122.5	8122.5		Maintenance Sh	7051752
Wiring & Switches, Average or Low Density/Complexity	Replace	Throughout building	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	14	40	26	1325	2.7075	3587.4375		Snack Bar Restro	7051925
Metal	Replace	Restrooms	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	7	20	13	5	920.55	4602.75		Maintenance Sh	7051766
Wall-Mounted, Bi-Level	Replace	Building exterior	Fair	34.118822	-117.834375	https://www.google.com/maps?q=+34.118822,-117.834375	Lifecycle/Renewal	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	11	15	4	1	1624.5	1624.5	000306	Maintenance Sh	7051771
Commercial Water Closet	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	4	1407.9	5631.6		Maintenance Sh	7051754
120/208 V, 200 AMP	Replace	Electrical room	Fair				Lifecycle/Renewal		16	30	14	1	2166	2166		Maintenance Sh	7178388
Hand Dryer, Restroom	Replace	Restrooms- W	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3	1	1732.8	1732.8	000331	Maintenance Sh	7051774
Wall-Hung, Vitreous China	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	16	30	14	1	1624.5	1624.5		Maintenance Sh	7051779
Full System Upgrade, Average Density	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Security/Surveillance System, Full System Upgrade, Average Density, Replace	12	15	3	2008	2.166	4349.328		Maintenance Sh	7051760
Single Zone	Replace	Maintenance Office	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	10	15	5	1	5198.4	5198.4	000381	Maintenance Sh	7051772
Electric, Residential, 30 to 52 GAL	Replace	Utility closet	Fair	34.118782	-117.834399	https://www.google.com/maps?q=+34.118782,-117.834399	Lifecycle/Renewal	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	12	15	3	1	974.7	974.7	000329	Maintenance Sh	7051756
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Floor	16	40	24	1900	19.494	37038.6		Maintenance Sh	7051780
any flat surface	Prep & Paint	Throughout	Fair				Lifecycle/Renewal		5	10	5	460	2.166	996.36		Maintenance Sh	7178025
Fire Riser, Wet	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Riser, Wet Standpipe, 4 IN, Replace	16	40	24	1	10830	10830	000330	Maintenance Sh	7051777
Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	16	20	4	2008	2.2743	4566.7944		Maintenance Sh	7051755
Service Sink, Floor	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Service Sink, Floor, Replace	16	35	19	1	866.4	866.4		Maintenance Sh	7051776
Hand Dryer, Restroom	Replace	Restrooms- W	Fair	34.118816	-117.834359	https://www.google.com/maps?q=+34.118816,-117.834359	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3	1	1732.8	1732.8	000299	Maintenance Sh	7051778
Control Panel	Replace	Building exterior	Fair	34.119009	-117.834447	https://www.google.com/maps?q=+34.119009,-117.834447	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	12	15	3	1	5415	5415	000305	Maintenance Sh	7051764
Steel, Standard	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	40	24	2	649.8	1299.6		Maintenance Sh	7051753
Steel, Standard	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Door Steel	16	40	24	6	649.8	3898.8		Maintenance Sh	7051757
Wood Paneling	Replace	Throughout	Fair				Lifecycle/Renewal		16	30	14	800	15.162	12129.6		Maintenance Sh	7129844
Metal	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	15	20	5	7	920.55	6443.85		Snack Bar Restro	7051935
Electric, Residential, 30 to 52 GAL	Replace	Utility closet	Fair	34.118701	-117.836232	https://www.google.com/maps?q=+34.118701,-117.836232	Lifecycle/Renewal	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	10	15	5	1	974.7	974.7	000425	Snack Bar Restro	7051929
Drop-In Style, Stainless Steel	Replace	Restrooms- women	Fair	34.118664	-117.836241	https://www.google.com/maps?q=+34.118664,-117.836241	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	2	1299.6	2599.2	000418	Snack Bar Restro	7051909
Rolling Security Shutter, 10 to 50 SF	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	16	20	4	2	1299.6	2599.2		Snack Bar Restro	7051916
Fountain Dispenser	Fountain Dispenser	Kitchen	Fair	34.118675	-117.836387	https://www.google.com/maps?q=+34.118675,-117.836387	Lifecycle/Renewal	Foodservice Equipment, Fountain Dispenser	12	15	3	1	2653.35	2653.35	000491	Snack Bar Restro	7051927
Commercial Water Closet	Replace	Restrooms- Men	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	7	1407.9	9855.3	000450**	Snack Bar Restro	7051914
Icemaker, Freestanding	Replace	Kitchen	Fair	34.118770	-117.836324	https://www.google.com/maps?q=+34.118770,-117.836324	Lifecycle/Renewal	Foodservice Equipment, Icemaker, Freestanding, Replace	12	15	3	1	7256.1	7256.1	000447	Snack Bar Restro	7051904
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Int Wall	16	40	24	1200	19.494	23392.8		Snack Bar Restro	7051912
Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	16	20	4	1325	2.2743	3013.4475		Snack Bar Restro	7051923
Refrigerator, 1-Door Reach-In	Replace	Kitchen	Fair	34.119162	-117.836708	https://www.google.com/maps?q=+34.119162,-117.836708	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	12	15	3	1	2924.1	2924.1	000490	Snack Bar Restro	7051903
Steel, Standard	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	40	24	4	649.8	2599.2		Snack Bar Restro	7051919
Drop-In Style, Stainless Steel	Replace	Kitchen	Fair	34.118680	-117.836548	https://www.google.com/maps?q=+34.118680,-117.836548	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	1	1299.6	1299.6	000430	Snack Bar Restro	7051922
Existing Sprinkler Heads, by SF	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	16	25	9	1325	1.15881	1535.42325		Snack Bar Restro	7051908
Refrigerator, 1-Door Reach-In	Replace	Kitchen	Fair	34.118717	-117.836418	https://www.google.com/maps?q=+34.118717,-117.836418	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	12	15	3	1	2924.1	2924.1	000455	Snack Bar Restro	7051920
Ductwork, Low Density	Replace	Throughout	Fair				Lifecycle/Renewal		16	30	14	1325	2.166	2869.95		Snack Bar Restro	7177904
Aluminum Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Aluminum Window (16-25 SF)	16	30	14	6	1028.85	6173.1		Snack Bar Restro	7051906
Wood Paneling	Replace		Fair				Lifecycle/Renewal		16	30	14	545	15.162	8263.29		Snack Bar Restro	7129843
Standard	Replace	Restrooms- Men	Fair	34.117301	-117.835992	https://www.google.com/maps?q=+34.117301,-117.835992	Lifecycle/Renewal	Urinal	16	30	14	3	1191.3	3573.9	000450*	Snack Bar Restro	7051915
Metal	Replace	Roof	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Roofing, Metal, Replace	16	40	24	1500	14.079	21118.5		Snack Bar Restro	7051933
Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	16	40	24	1325	5.415	7174.875		Snack Bar Restro	7051911
Service Sink, Floor	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Service Sink, Floor, Replace	16	35	19	1	866.4	866.4		Snack Bar Restro	7051905
Commercial Kitchen, 3-Bowl	Replace	Kitchen	Fair	34.118717	-117.836397	https://www.google.com/maps?q=+34.118717,-117.836397	Lifecycle/Renewal	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	16	30	14	1	2707.5	2707.5	000488	Snack Bar Restro	7051939
any flat surface	Prep & Paint	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceiling Finishes, any flat surface, Prep & Paint	7	10	3	800	2.166	1732.8		Snack Bar Restro	7051936
120/208 V, 200 AMP	Replace	Utility room	Fair				Lifecycle/Renewal		16	30	14	1	2166	2166		Snack Bar Restro	7177905
any surface	Prep & Paint	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Any Interior Wall Surface - Paint	7	10	3	900	1.6245	1462.05		Snack Bar Restro	7051910
Wire Mesh Metal, Gate	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door, Wire Mesh Metal, Gate, Replace	7	10	3	1	2057.7	2057.7		Snack Bar Restro	7051926
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Floor	16	40	24	1000	19.494	19494		Snack Bar Restro	7051937
Steel, Standard	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Door, Steel, Standard, Replace	16	40	24	3	649.8	1949.4		Snack Bar Restro	7051932
any painted surface	Prep & Paint	Building exterior	Fair				Lifecycle/Renewal		5	10	5	700	3.249	2274.3		Maintenance Sh	7178023
Vanity Top, Stainless Steel	Replace	Restrooms- W	Fair	34.118886	-117.834322	https://www.google.com/maps?q=+34.118886,-117.834322	Lifecycle/Renewal	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	16	30	14	2	1299.6	2599.2	000304	Maintenance Sh	7051763
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118748	-117.839107	https://www.google.com/maps?q=+34.118748,-117.839107	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000352	Louie Pompei M	7051821
any type 20' High, w/ LED Replacement	Site- Pole lights		Fair	34.118868	-117.836487	https://www.google.com/maps?q=+34.118868,-117.836487	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000494	Louie Pompei M	7136974
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 4	Fair	34.118562	-117.835419	https://www.google.com/maps?q=+34.118562,-117.835419	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000383	Louie Pompei M	7136985
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Main Parking	Fair	34.117626	-117.837282	https://www.google.com/maps?q=+34.117626,-117.837282	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000396	Louie Pompei M	7136976
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119358	-117.834463	https://www.google.com/maps?q=+34.119358,-117.834463	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000309	Louie Pompei M	7051802

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Sump	Replace	Pump house	Fair	34.118592	-117.835205	https://www.google.com/maps?q=34.118592,-117.835205	Lifecycle/Renewal	Pump, Sump, 20 HP, Replace	16	25	9	1	29024.4	29024.4	000375	Louie Pompei M	7051942
Metal	Refinish	Site- All play fields	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Stair/Ramp Rails, Metal, Refinish	7	10	3	540	1.6245	877.23		Louie Pompei M	7051953
Hand Dryer, Restroom	Replace	Restrooms	Fair	34.118681	-117.836204	https://www.google.com/maps?q=34.118681,-117.836204	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	5	10	5	4	1732.8	6931.2	000497	Snack Bar Restro	7051938
Fire Riser, Wet	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Riser, Wet Standpipe, 4 IN, Replace	16	40	24	1	10830	10830	000417	Snack Bar Restro	7051917
Standard	Replace	Restrooms- M	Fair	34.119243	-117.834331	https://www.google.com/maps?q=34.119243,-117.834331	Lifecycle/Renewal	Urinal	16	30	14	2	1191.3	2382.6	000414	Maintenance Sh	7051773
any surface	Prep & Paint	Throughout	Fair				Lifecycle/Renewal		5	10	5	700	1.6245	1137.15		Maintenance Sh	7178024
Metal	Replace	Roof	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Metal Roof	16	40	24	2100	14.079	29565.9		Maintenance Sh	7051761
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Wall Finishes, Ceramic Tile, Replace	16	40	24	2300	19.494	44836.2		Maintenance Sh	7051762
Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout	Fair				Lifecycle/Renewal		16	40	24	2008	5.415	10873.32		Maintenance Sh	7178022
Wiring & Switches, Average or Low Density/Complexity	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	16	40	24	2008	2.7075	5436.66		Maintenance Sh	7051770
Vanity Top, Stainless Steel	Replace	Restrooms- M	Fair	34.119258	-117.834329	https://www.google.com/maps?q=34.119258,-117.834329	Lifecycle/Renewal	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	16	30	14	2	1299.6	2599.2	000319	Maintenance Sh	7051765
Existing Sprinkler Heads, by SF	Replace	Maintenance Shed	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	16	25	9	2008	1.15881	2326.89048		Maintenance Sh	7051768
Commercial Water Closet	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	1	1407.9	1407.9		Maintenance Sh	7051775
Dry, Stepdown, 15 KVA	Replace	Electrical room	Fair	34.118812	-117.834317	https://www.google.com/maps?q=34.118812,-117.834317	Lifecycle/Renewal	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	16	30	14	1	6498	6498	000413	Maintenance Sh	7051759
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117621	-117.836577	https://www.google.com/maps?q=34.117621,-117.836577	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000298	Louie Pompei M	7136962
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118666	-117.838048	https://www.google.com/maps?q=34.118666,-117.838048	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000367	Louie Pompei M	7051855
Pavement, Asphalt	Mill & Overlay	Parking lot- Main	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	10	25	15	57200	3.7905	216816.6		Louie Pompei M	7051946
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118705	-117.838392	https://www.google.com/maps?q=34.118705,-117.838392	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000340	Louie Pompei M	7051891
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 1	Fair	34.118748	-117.836861	https://www.google.com/maps?q=34.118748,-117.836861	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000325	Louie Pompei M	7051979
Aluminum, 12'x12' (144 SF)	Replace	Building exterior - storage bldg	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	16	30	14	2	4765.2	9530.4		Louie Pompei M	7051941
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118613	-117.836881	https://www.google.com/maps?q=34.118613,-117.836881	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000451	Louie Pompei M	7136964
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118076	-117.835386	https://www.google.com/maps?q=34.118076,-117.835386	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000394	Louie Pompei M	7051830
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 2	Fair	34.119087	-117.836429	https://www.google.com/maps?q=34.119087,-117.836429	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000332	Louie Pompei M	7051945
Refrigerator, 2-Door Reach-In	Replace	Kitchen	Fair	34.118677	-117.836396	https://www.google.com/maps?q=34.118677,-117.836396	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	12	15	3	1	4981.8	4981.8	000489	Snack Bar Restro	7051934
Drop-In Style, Stainless Steel	Replace	Restrooms- Men	Fair	34.118728	-117.836289	https://www.google.com/maps?q=34.118728,-117.836289	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	2	1299.6	2599.2	000450	Snack Bar Restro	7051931
Full System Upgrade, Average Density	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Security/Surveillance System, Full System Upgrade, Average Density, Replace	11	15	4	1325	2.166	2869.95		Snack Bar Restro	7051907
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119020	-117.837840	https://www.google.com/maps?q=34.119020,-117.837840	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000359	Louie Pompei M	7051833
Fence, Chain Link 4'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 4', Replace	22	40	18	1600	19.494	31190.4		Louie Pompei M	7051977
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 2	Fair	34.119131	-117.835723	https://www.google.com/maps?q=34.119131,-117.835723	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000312	Louie Pompei M	7136961
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 4	Fair	34.118711	-117.836067	https://www.google.com/maps?q=34.118711,-117.836067	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000393	Louie Pompei M	7051973
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119551	-117.833918	https://www.google.com/maps?q=34.119551,-117.833918	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000297	Louie Pompei M	7051813
Precast Concrete	Replace	site	Fair				Lifecycle/Renewal		12	25	13	1	1083	1083		Louie Pompei M	7137574
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119088	-117.838463	https://www.google.com/maps?q=34.119088,-117.838463	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000358	Louie Pompei M	7051819
Pavement, Asphalt	Seal & Stripe	Parking Lot - Maintenance Shed	Fair				Lifecycle/Renewal		2	5	3	12000	0.48735	5848.2		Louie Pompei M	7178021
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119212	-117.834006	https://www.google.com/maps?q=34.119212,-117.834006	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000292	Louie Pompei M	7051873
Pavement, Asphalt	Mill & Overlay	Parking Lot - Maintenance Shed	Fair				Lifecycle/Renewal		10	25	15	45490	3.7905	172429.845		Louie Pompei M	7177942
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118648	-117.834326	https://www.google.com/maps?q=34.118648,-117.834326	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000286	Louie Pompei M	7051793
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118666	-117.834813	https://www.google.com/maps?q=34.118666,-117.834813	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000361	Louie Pompei M	7136984
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118651	-117.834317	https://www.google.com/maps?q=34.118651,-117.834317	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000288*	Louie Pompei M	7051823
Property, Building-Mounted Individual Letters	Replace	Site- Main Entrance	Fair	34.117672	-117.837550	https://www.google.com/maps?q=34.117672,-117.837550	Lifecycle/Renewal	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	20	3	15	162.45	2436.75	000424	Louie Pompei M	7051980
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119303	-117.838009	https://www.google.com/maps?q=34.119303,-117.838009	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000356	Louie Pompei M	7051851
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118781	-117.836486	https://www.google.com/maps?q=34.118781,-117.836486	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000474	Louie Pompei M	7136970
Domestic Water, 2 IN	Replace	Site- outside field 4	Fair	34.118747	-117.836165	https://www.google.com/maps?q=34.118747,-117.836165	Lifecycle/Renewal	Backflow Preventer, Fire Suppression, 2 IN, Replace	16	30	14	1	3465.6	3465.6	000420	Louie Pompei M	7051930
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 4	Fair	34.118546	-117.836102	https://www.google.com/maps?q=34.118546,-117.836102	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000402	Louie Pompei M	7051975
Wood/Composite/Fiberglass	Replace	Site- Play area in the middle	Fair	34.118917	-117.835181	https://www.google.com/maps?q=34.118917,-117.835181	Lifecycle/Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	16	20	4	1	649.8	649.8	000324	Louie Pompei M	7051952
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118985	-117.838027	https://www.google.com/maps?q=34.118985,-117.838027	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000386	Louie Pompei M	7051849
Precast Concrete	Replace	Parking lot - main parking	Fair	34.118666	-117.839463	https://www.google.com/maps?q=34.118666,-117.839463	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	16	25	9	1	1299.6	1299.6	000345	Louie Pompei M	7051870
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Main Parking	Fair	34.117915	-117.837641	https://www.google.com/maps?q=34.117915,-117.837641	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000399	Louie Pompei M	7136973
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119558	-117.834460	https://www.google.com/maps?q=34.119558,-117.834460	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000308	Louie Pompei M	7051803
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118607	-117.836696	https://www.google.com/maps?q=34.118607,-117.836696	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000472	Louie Pompei M	7136983
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118781	-117.836318	https://www.google.com/maps?q=34.118781,-117.836318	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000495	Louie Pompei M	7136998
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118707	-117.834603	https://www.google.com/maps?q=34.118707,-117.834603	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000362	Louie Pompei M	7136977
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118759	-117.836230	https://www.google.com/maps?q=34.118759,-117.836230	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000468	Louie Pompei M	7136987
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 2	Fair	34.118905	-117.835697	https://www.google.com/maps?q=34.118905,-117.835697	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000313	Louie Pompei M	7136967
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 4	Fair	34.118498	-117.837046	https://www.google.com/maps?q=34.118498,-117.837046	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000321	Louie Pompei M	7136982
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118287	-117.837625	https://www.google.com/maps?q=34.118287,-117.837625	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000403	Louie Pompei M	7136966
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118825	-117.838516	https://www.google.com/maps?q=34.118825,-117.838516	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000366	Louie Pompei M	7051874
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118906	-117.837782	https://www.google.com/maps?q=34.118906,-117.837782	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000360	Louie Pompei M	7051811
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117663	-117.836852	https://www.google.com/maps?q=34.117663,-117.836852	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000397	Louie Pompei M	7136965
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118634	-117.836499	https://www.google.com/maps?q=34.118634,-117.836499	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000471	Louie Pompei M	7136975
Fence, Chain Link 8'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	16	40	24	800	27.075	21660		Louie Pompei M	7051955
any type 20' High, w/ LED Replacement	Replace/Install	Site- Play area in the middle	Fair	34.118695	-117.835202	https://www.google.com/maps?q=34.118695,-117.835202	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000374	Louie Pompei M	7136980
Baseball, Backstop Chain-Link	Replace	Site- Field 1	Fair	34.118717	-117.836680	https://www.google.com/maps?q=34.118717,-117.836680	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000337	Louie Pompei M	7051748
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118721	-117.839020	https://www.google.com/maps?q=34.118721,-117.839020	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000353	Louie Pompei M	7051843
Wall-Mounted, Bi-Level	Replace	Building exterior	Fair	34.118720	-117.836329	https://www.google.com/maps?q=34.118720,-117.836329	Lifecycle/Renewal	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	11	15	4	1	1624.5	1624.5	000449	Snack Bar Restro	7051921
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119582	-117.834012	https://www.google.com/maps?q=34.119582,-117.834012	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000296	Louie Pompei M	7051790
Domestic Water	Replace	Site- outside field 4	Fair	34.118759	-117.836168	https://www.google.com/maps?q=34.118759,-117.836168	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	16	30	14	1	3465.6	3465.6	000419	Louie Pompei M	7051924
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118797	-117.838303	https://www.google.com/maps?q=34.118797,-117.838303	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000364	Louie Pompei M	7051880
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118888	-117.834232	https://www.google.com/maps?q=34.118888,-117.834232	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000382	Louie Pompei M	7051860
Precast Concrete	Replace	Site	Fair				Lifecycle/Renewal		10	25	15	2	1299.6	2599.2		Louie Pompei M	7137573
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117686	-117.835820	https://www.google.com/maps?q=34.117686,-117.835820	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000409	Louie Pompei M	7136979
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118871	-117.834011	https://www.google.com/maps?q=34.118871,-117.834011	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000289	Louie Pompei M	7051806
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 5	Fair	34.118473	-117.837158	https://www.google.com/maps?q=34.118473,-117.837158	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000410	Louie Pompei M	7051964
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118998	-117.838586	https://www.google.com/maps?q=34.118998,-117.838586	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000346	Louie Pompei M	7051872
Multipurpose, Medium	Replace	Site- Play area in the middle	Fair	34.118905	-117.835321	https://www.google.com/maps?q=34.118905,-117.835321	Lifecycle/Renewal	Play Structure, Multipurpose, Medium, Replace	16	20	4	1	21660	21660	000302	Louie Pompei M	7051970
any type 20' High, w/ LED Replacement	Replace/Install	Site- Play area in the middle	Fair	34.118841	-117.835184	https://www.google.com/maps?q=34.118841,-117.835184	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000379	Louie Pompei M	7136963
Baseball, Backstop Chain-Link	Replace	Site- Field 5	Fair	34.118331	-117.837381	https://www.google.com/maps?q=34.118331,-117.837381	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000387	Louie Pompei M	7051749
Precast Concrete	Replace	Parking lot - main parking	Fair	34.118685	-117.839479	https://www.google.com/maps?q=34.118685,-117.839479	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	16	25	9	1	1299.6	1299.6	000355	Louie Pompei M	7051890
Property, Building-Mounted Individual Letters	Replace/Install	Site- Main Entrance	Fair	34.118643	-117.837566	https://www.google.com/maps?q=34.118643,-117.837566	Lifecycle/Renewal	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	20	3	15	162.45	2436.75	000466	Louie Pompei M	7051967
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118595	-117.837449	https://www.google.com/maps?q=34.118595,-117.837449	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000453	Louie Pompei M	7136972
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 2	Fair	34.118924	-117.836206	https://www.google.com/maps?q=34.118924,-117.836206	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000317	Louie Pompei M	7051951
Wood-Framed or CMU, Basic/Minimal	Replace	Building Exterior- pump house	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	35	19	50	64.98	3249		Louie Pompei M	7051982
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119525	-117.834285	https://www.google.com/maps?q=34.119525,-117.834285	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000285	Louie Pompei M	7051896
Baseball, Backstop Chain-Link	Replace	Site- Field 4	Fair	34.118611	-117.836094	https://www.google.com/maps?q=34.118611,-117.836094	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000370	Louie Pompei M	7051750
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118683	-117.833869	https://www.google.com/maps?q=34.118683,-117.833869	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000288	Louie Pompei M	7051808
Pop-Up Spray Heads, Commercial	Replace	site	Fair				Lifecycle/Renewal		10	20	10	570290	1.083	617624.07		Louie Pompei M	7177782
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Fair	34.118723	-117.837198	https://www.google.com/maps?q=34.118723,-117.837198	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30	1	102885	102885	000336	Louie Pompei M	7051892
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118830	-117.838228	https://www.google.com/maps?q=34.118830,-117.838228	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000368	Louie Pompei M	7051832
Masonry (CMU) Walls, 8" High (per LF)	Replace	Site	Fair				Lifecycle/Renewal		19	40	21	32	173.28	5544.96		Louie Pompei M	7137572
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119693	-117.834273	https://www.google.com/maps?q=34.119693,-117.834273	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000307	Louie Pompei M	7051818
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118054	-117.837627	https://www.google.com/maps?q=34.118054,-117.837627	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000398	Louie Pompei M	7136960
Swing Set, 4 Seats	Replace	Site- Play area in the middle	Fair	34.118929	-117.835364	https://www.google.com/maps?q=34.118929,-117.835364	Lifecycle/Renewal	Play Structure, Swing Set, 4 Seats, Replace	16	20	4	1	2707.5	2707.5	000405	Louie Pompei M	7051954
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118395	-117.835064	https://www.google.com/maps?q=34.118395,-117.835064	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000384	Louie Pompei M	7136981
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118581	-117.837220	https://www.google.com/maps?q=34.118581,-117.837220	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000452	Louie Pompei M	7136971
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119231	-117.833870	https://www.google.com/maps?q=34.119231,-117.833870	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000294	Louie Pompei M	7051886
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118785	-117.839048	https://www.google.com/maps?q=34.118785,-117.839048	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000350	Louie Pompei M	7051852
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119352	-117.834267	https://www.google.com/maps?q=34.119352,-117.834267	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000295	Louie Pompei M	7051792
any type 20' High, w/ LED Replacement	Replace/

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119195	-117.834181	https://www.google.com/maps?q=+34.119195,-117.83418	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000291	Louie Pompei M	7051834
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118938	-117.834038	https://www.google.com/maps?q=+34.118938,-117.83403	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000292*	Louie Pompei M	7051788
Vehicle Gate, Chain Link Manual	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Vehicle Gate, Metal Tube Manual, Replace	16	25	9	4	1841.1	7364.4		Louie Pompei M	7051960
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118674	-117.835016	https://www.google.com/maps?q=+34.118674,-117.83501	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000372	Louie Pompei M	7136969
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118659	-117.837856	https://www.google.com/maps?q=+34.118659,-117.83785	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000342	Louie Pompei M	7051863
Medium-Duty Metal or Precast	Replace	Site- Field 1	Fair	34.119333	-117.836545	https://www.google.com/maps?q=+34.119333,-117.83654	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	16	20	4	1	758.1	758.1	000333	Louie Pompei M	7051947
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118714	-117.837668	https://www.google.com/maps?q=+34.118714,-117.83766	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000349	Louie Pompei M	7051798
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118738	-117.838760	https://www.google.com/maps?q=+34.118738,-117.83876	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000365	Louie Pompei M	7051796
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117680	-117.836126	https://www.google.com/maps?q=+34.117680,-117.83612	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000339	Louie Pompei M	7136986
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119355	-117.834110	https://www.google.com/maps?q=+34.119355,-117.83411	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000293	Louie Pompei M	7051786
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119703	-117.834014	https://www.google.com/maps?q=+34.119703,-117.83401	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000421	Louie Pompei M	7051882
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118938	-117.838752	https://www.google.com/maps?q=+34.118938,-117.83875	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000347	Louie Pompei M	7051878
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000357	Louie Pompei M	7051785
Baseball, Backstop Chain-Link	Replace	Site- Field 2	Fair	34.119093	-117.836433	https://www.google.com/maps?q=+34.119093,-117.83643	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000316	Louie Pompei M	7051751
Modified Bitumen	Replace	Site- seating sheds	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Modified Bituminous Roof	16	20	4	2400	10.83	25992		Louie Pompei M	7051943
Multipurpose, Large	Replace	Site- Play area in the middle	Fair	34.118903	-117.835317	https://www.google.com/maps?q=+34.118903,-117.83531	Lifecycle/Renewal	Play Structure, Multipurpose, Large, Replace	16	20	4	1	37905	37905	000303	Louie Pompei M	7051966
Fence, Chain Link 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	16	40	24	1400	22.743	31840.2		Louie Pompei M	7051950
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118658	-117.838632	https://www.google.com/maps?q=+34.118658,-117.83863	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000354	Louie Pompei M	7051814
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 1	Fair	34.118944	-117.836582	https://www.google.com/maps?q=+34.118944,-117.83658	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000334	Louie Pompei M	7051944
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118510	-117.834712	https://www.google.com/maps?q=+34.118510,-117.83471	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000320	Louie Pompei M	7136978
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117865	-117.835688	https://www.google.com/maps?q=+34.117865,-117.83568	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000395	Louie Pompei M	7136988

Appendix H:
Equipment Inventory

Mechanical Inventory - Louie Pompei Memorial Sports Park Facilities							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Utility closet	Water Heater	40 GAL	1	2007	Bradford White	M240S6DS-1NCWW	LM35372454 D/N:
Utility closet	Water Heater	50 GAL	1	2005	A.O Smith	ECT 52 200	H05J060657
Site- outside field 4	Backflow Preventer	2 IN	1	2007	Watts	Inaccessible	Inaccessible
Pump house	Pump	50 HP	1	2007	U.S. Electrical Motors	7335	K09 82001467-0038-
Pump house	Pump	50 HP	1	2009	U.S. Electrical Motors	7335	K09 82001377-001R
Building exterior	Split System	4 TON	1	Unknown	Carrier	Inaccessible	Inaccessible
Maintenance room	Split System Ductless	1 TON	1	2007	Inaccessible	Inaccessible	Inaccessible
Site- outside field 4	Backflow Preventer	2 IN	1	2007	Watts	Inaccessible	Inaccessible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051929	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	40 GAL	Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Utility closet	Bradford White	M240S6DS-1NCWW	LM35372454 D/N:	2007	000425	
2	7051756	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	50 GAL	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Utility closet	A.O. Smith	ECT 52 200	H05J060657	2005	000329	
3	7051924	D2010	**Backflow Preventer**	Domestic Water	2 IN	Louie Pompei Memorial Sports Park Facilities	Site- outside field 4	Watts	Inaccessible	Inaccessible	2007	000419	
4	7051930	D2010	**Backflow Preventer**	Domestic Water, 2 IN	2 IN	Louie Pompei Memorial Sports Park Facilities	Site- outside field 4	Watts	Inaccessible	Inaccessible	2007	000420	
5	7051942	D2030	**Pump**	Sump	50 HP	Louie Pompei Memorial Sports Park Facilities	Pump house	U.S. Electrical Motors	7335	K09 82001467-0038-	2007	000375	
6	7051978	D2030	**Pump** [2]	Sump	50 HP	Louie Pompei Memorial Sports Park Facilities	Pump house	U.S. Electrical Motors	7335	K09 82001377-001R	2009	000380	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051928	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Building exterior	Carrier	Inaccessible	Inaccessible	2021	000429	
2	7051772	D3030	**Split System Ductless**	Single Zone	1 TON	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Maintenance Office	Inaccessible	Inaccessible	Inaccessible	2007	000381	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7051759	D5020	**Secondary Transformer**	Dry, Stepdown, 15 KVA	150 KVA	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Electrical room	Cutler-Hammer	V48M28T15EE	Inaccessible	2007	000413	
2	7178388	D5020	**Distribution Panel**	120/208 V, 200 AMP		Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Electrical room	No dataplate	No dataplate	No dataplate	2007		
3	7177905	D5020	**Distribution Panel**	120/208 V, 200 AMP		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Utility room	Inaccessible	Inaccessible	Inaccessible	2007		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051904	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Hoshizaki	Inaccessible	Inaccessible	2007	000447	
2	7051903	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Inaccessible	Inaccessible	Inaccessible	2007	000490	
3	7051920	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Frigidaire	Inaccessible	Inaccessible	2007	000455	
4	7051934	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Traulsen	G20010	T54866L13	2007	000489	

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051869	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Louie Pompei Memorial Sports Park Facilities	Site- Field 5				2007	000343	
2	7051881	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Louie Pompei Memorial Sports Park Facilities	Site- Field 4				2007	000371	

3	7051847	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 4	2007	000373
4	7051782	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 3	2007	000408
5	7051895	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000404
6	7051826	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 3	2007	000406
7	7051876	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000310
8	7051807	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000377
9	7051885	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000322
10	7051835	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000301
11	7051829	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000300
12	7051850	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000315
13	7051801	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000318
14	7051794	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000338
15	7051854	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 4	2007	000323
16	7051861	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000326
17	7051781	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000348

18	7051816	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000416
19	7051892	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1		000336
20	7051862	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000401
21	7051812	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000498

Appendix I:
Energy Conservation Measures Calculations

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IC	Install Low low aucet Aerators
EAP2-b	Location: Maintenance Shed and SnackBar Restrooms
Attributes:	Replace 6x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit	50		Number of Occupants Affected by Retrofit	50	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	6	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 3.12 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.92	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	282	kWh	Annual Cost Savings In Form of Water	$35	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	3.12	kGal	Annual Energy Savings From Water Heater	$84	$

COST BENE IT ANAL SIS					
Estimated Material Cost	$48		Estiamted Labor Cost	$46	
Estimated Total Annual Cost Savings	$119	$$	Estimated Total Installation Cost	$94	$$
Simple Payback Period	0.79	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $94 Estimated Annual Cost Savings: $119 Simple Payback Period (Yrs): 0.79

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	pei Memorial Sports Park Fa	Interior	1	Server/Lan	Roadways	adways, Sidewalk	-	0	Photosensor	HID	MH	MH400	52	Pole Flood Light Single	Prism		52	No	15-20	4,368	90,854
2	pei Memorial Sports Park Fa	Interior	1	Server/Lan	Roadways	adways, Sidewalk	-	0	Photosensor	HID	MH	MH400	72	Pole Flood Light Double	None		36	No	15-20	4,368	125,798
3	pei Memorial Sports Park Fa	Interior		Baseball Fields	Sports field	Baseball fields	-	0	Timer	HID	MH	MH450	176	Pole Square Spider-Mount	Prism		22	No	15-20	2,080	164,736

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

City Hall
116 South Foothill Boulevard
Glendora, California 91741

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Office building
Main Address	116 South Foothill Boulevard, Glendora, California 91741
Site Developed	1921 Renovated 1990
Site Area	1.99 acres (estimated)
Parking Spaces	79 total spaces all in open lots; seven of which are accessible
Building Area	18,972 square feet
Number of Stories	Three above grade with one below-grade basement level
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 6, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

City Hall was built in 1921. Originally, the building contained a library, jail, and administrative offices, however in 1990, the council chambers were added to the east side of the building. No major renovations have been made since the date of the last addition. The areas of focus for the next capital budget reportedly include replacing roofs and interior renovation of council chambers and administrative offices.

Architectural

The structural elements of the building are still durable with no evident signs of displacement or building movement. The roofing composition varies throughout the rooftops. The clay tiles of the pitched roofs were recently replaced. However, due to improper installation, tiles are breaking and sliding out of place at isolated portions of the roofs. Hence, based on existing conditions and immediate need, the replacement term for the clay tiles roofing system has been adjusted. The flat roofs are covered with single-ply layers of TPO/PVC and modified bitumen membranes. Seam separation, water pooling, and bulging issues in both of the membranes were identified at numerous areas. Exterior façade components include aluminum and steel framed doors along with wooden and steel windows in the punched openings. Windows are antiquated and single-paned with deteriorated caulking. The floors are covered with commercial grade carpet, VCT and quarry tiles. The VCT and carpet flooring are very old with peaking tiles and stained carpet in various areas of the building. Overall, each architectural asset is budgeted for lifecycle-based replacements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building has a non-central HVAC system that consists of three rooftop packaged units, split systems, and gas furnaces to heat and cool the interior spaces throughout the facility. Supplemental air-conditioning components include a thru-wall air conditioning unit. Most of the condensing units utilize R-22 refrigerant that has been phased out due to its detrimental impact on the environment. Also, the majority of the HVAC units have exceeded their expected useful life. Hence, replacement of each unit with a new energy efficient system is recommended during the reserve term. Domestic hot water is provided by tankless instant hot water heaters fitted beneath each of the sinks. No major plumbing leaks or scaling water issues were observed or reported. Vertical conveyance is provided by a hydraulic elevator that serves all floors of the building.

The building is fed primarily from the library building and is stepped down at medium voltage via secondary transformers and associated distribution panels. The electrical service is adequate to meet the overall electrical load. Interior lighting fixtures include suspended and recessed LED lights throughout the facility. A fully addressable fire alarm panel protects all zones of the facility. The other fire safety devices include strobe lights, smoke detectors and illuminated exit signs. Each MEPF component is anticipated for replacement based on expected useful life.

Site

The flat work surfaces include concrete sidewalks and asphalt parking lots. The site pavements are repatched and resurfaced on an as-needed basis. However, isolated areas of the lots have developed longitudinal cracks that are budgeted for repairs. Monument signage is installed at the western boundary of the site. Site furnishings include metal-powdered benches at the entrance of the building, and site lighting consists of pole-mounted metal halide and LED fixtures. Overall, short-term and long-term maintenance costs for each site asset are included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

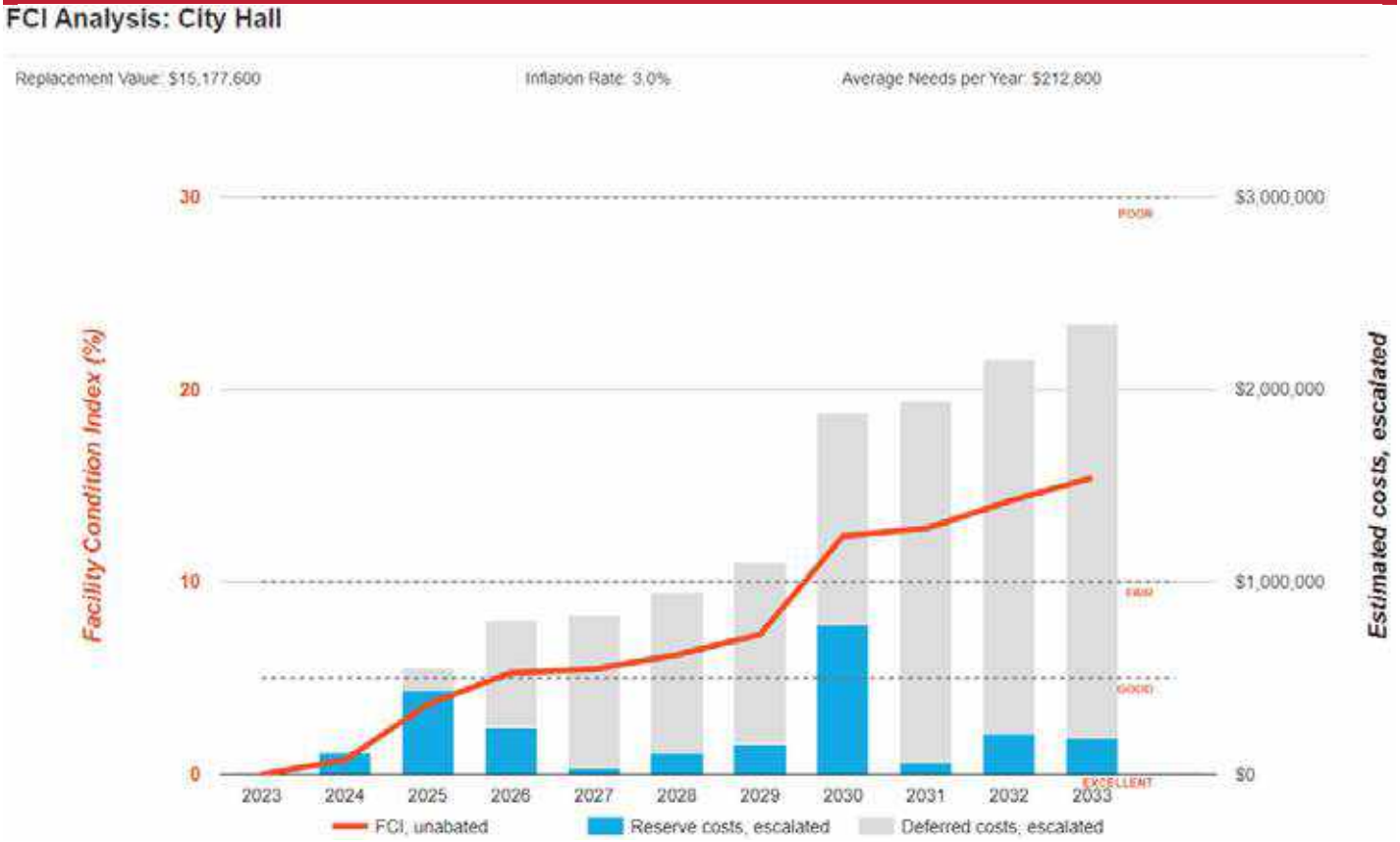
FCI Analysis | City Hall(1821)

Replacement Value	*Total SF*	*Cost/SF*
$ 15,177,600	*18,972*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 800,000	5.3 %
5-Year	$ 944,100	6.2 %
10-Year	$ 2,340,200	15.4 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not identify any immediate needs with the property.

Key Findings

Roofing in Poor Condition.

Clay/Concrete Tile
City Hall Roof

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $215,700

$$$$

Roof replaced 5 years ago but still leaks 120, 000 is currently budgeted to replace tile roof. Based on condition of roof age is adjusted - AssetCALC ID: 7051668

Roofing in Poor Condition.

Single-Ply Membrane, TPO/PVC
City Hall Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: $109,000

$$$$

Very old roof with ponding and bulging issues - AssetCALC ID: 7051683

Roofing in Poor Condition.

Modified Bitumen
City Hall Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

$$$$

Leaky roof with patches - AssetCALC ID: 7051702

Window in Poor Condition.

Steel, 16-25 Square Feet
City Hall Building exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $59,700

$$$$

Very old and leaky windows - AssetCALC ID: 7051710

Window in Poor Condition.

Wood, 16-25 Square Feet
City Hall Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $72,900

$$$$

Leaky and old windows need replacement - AssetCALC ID: 7051732

Parking Lots in Poor Condition.

Pavement, Asphalt
City Hall Parking Lot - 1

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $9,700

**$$**$$

Isolated cracking in some areas - AssetCALC ID: 7051694

Flooring in Poor Condition.

Carpet, Commercial Standard
City Hall Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $50,600

$$$$

Very old and deteriorated carpet. Stained in isolated locations. - AssetCALC ID: 7051669

Flooring in Poor Condition.

Vinyl Tile (VCT)
City Hall Vault in City Clerks

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Peaking and stained tiles - AssetCALC ID: 7051740

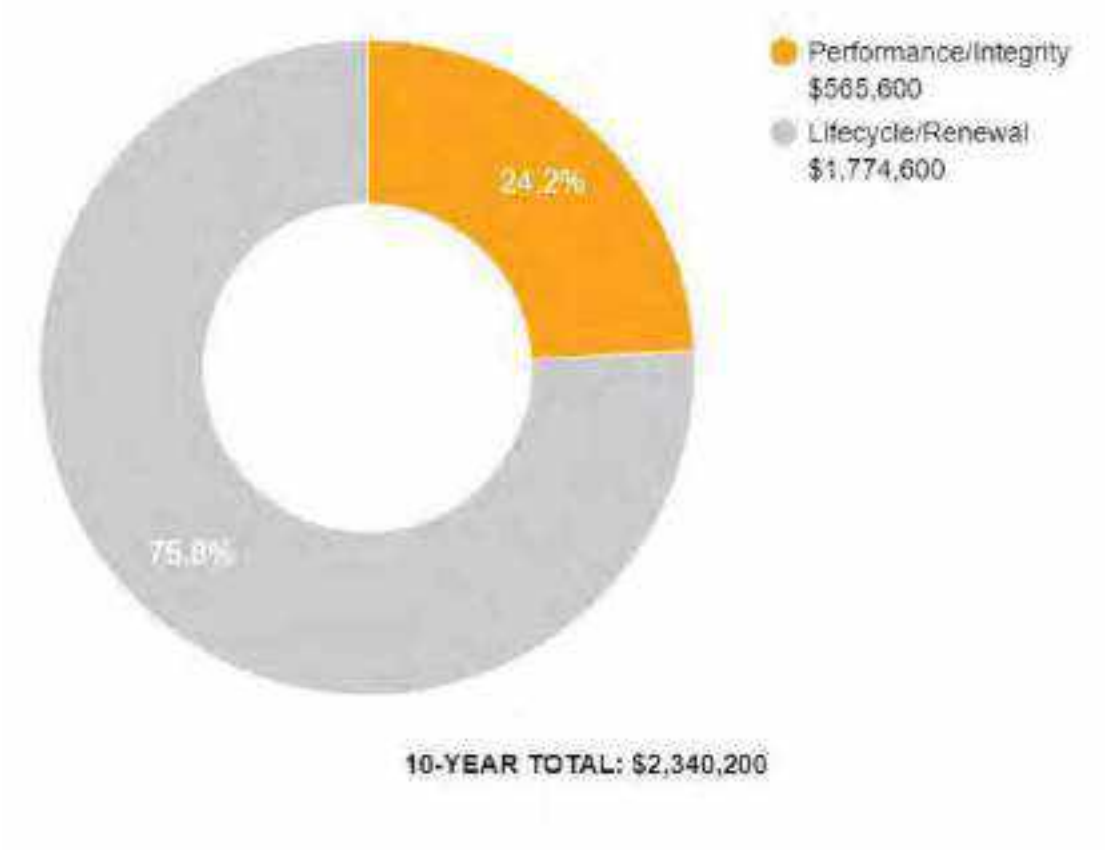
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab-on-grade foundation system	Good
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: CMU Windows: Steel, wood	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish Tertiary: Gable construction with clay tiles	Poor
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Instant hot water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, split systems, and gas furnaces Supplemental components: Thru-wall air conditioner	Fair

Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Library building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Limited park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged single pane windows, deteriorating roof tiles and leaking roof, floor cracking and stained carpeting, asphalt wear in lots	

Systems 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
Structure	-	-	-	-	-	-
Facade	-	$140,600	$5,100	$1,000	$5,800	$152,600
Roofing	-	$347,600	-	-	-	$347,600
Interiors	-	$55,200	$83,300	$288,500	$415,700	$842,700
Conveying	-	-	-	$14,900	$9,600	$24,600
Plumbing	-	-	-	$1,700	$555,300	$557,000
HVAC	-	-	$145,000	$148,300	$116,800	$410,100
Electrical	-	-	$4,700	$567,000	$243,200	$814,900
Fire Alarm & Electronic Systems	-	-	$106,800	$100,300	$166,300	$373,300
Equipment & Furnishings	-	-	$26,300	$3,300	$5,900	$35,600
Site Development	-	-	$5,700	$18,000	$3,300	$27,100
Site Pavement	-	$10,200	$13,400	$233,500	$68,500	$325,600
Site Utilities	-	-	-	$19,600	-	$19,600
TOTALS (3% inflation)	**-**	**$553,700**	**$390,400**	**$1,396,000**	**$1,590,600**	**$3,930,700**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1921. The facility was substantially renovated in 1990 and widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

The client retained Bureau Veritas 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide City Hall with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on City Hall. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$75,090 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$9,823 *n Current ollars*
Net Effective ECM Payback	7.64 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$157	$351	0.45	10
2	Replace Rooftop Package Unit	$12,800	$5,605	2.28	20
3	Retrofit Flush Tank Toilets to Dual Flush	$277	$89	3.11	20
4	Control External Air Leakage In Commercial Buildings	$4,972	$752	6.62	15
5	Replace Rooftop Package Unit	$4,750	$490	9.68	20
6	Upgrade Split Heating and Cooling System	$42,340	$3,628	11.67	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals
- Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- Pilot lights on furnaces and boilers be turned off in summer
- All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
- Ensure the duct work in unconditioned space is un-compromised and well insulated
- Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- Ensure that the air dampers are operating correctly
- Return vents should remain un-obstructed and be located centrally.
- Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
- Ensure refrigerant pressure is maintained in the condensers
- Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

- Ensure the circulation system is on timer to reduce the losses through re-circulation
- Ensure all hot water pipes are insulated with fiberglass insulation at all times
- Replacement water heater should have Energy Factor (EF)>0.9

Lighting

- Utilize bi-level lighting controls in stairwells and hallways.
- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting
- Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- Ensure that refrigerator and freezer doors close and seal correctly
- Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- Ensure that bathroom vents exhaust out
- Office/computer equipment either in the "sleep" or "off" mode when not used

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall, 116 South Foothill Boulevard, Glendora, California 91741, 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 an 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - STRUCTURAL OVERVIEW

6 - TPO/PVC ROOF

Photographic Overview

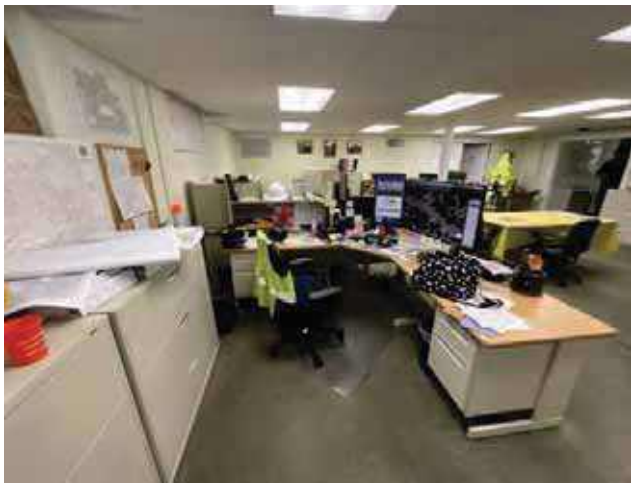
7 - CLAY TILE ROOF

8 - MODIFIED BITUMEN ROOF

9 - OFFICE OVERVIEW

10 - COUNCIL CHAMBERS

11 - CITY CLERK OFFICE



12 - BASEMENT OFFICES

Photographic Overview

13 - INTERIOR STAIRS

14 - RESTROOM

15 - ROOFTOP PACKAGED UNIT

16 - FAN COIL UNITS

17 - SPLIT SYSTEM CONDENSING UNIT

18 - THRU-WALL AIR CONDITIONER

Photographic Overview

19 - DISTRIBUTION PANEL

20 - SECONDARY TRANSFORMER

21 - PASSENGER ELEVATOR

22 - ELEVATOR CONTROLS

23 - PARKING LOT - 1

24 - PARKING LOT - 2

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-007.379	City Hall
Source	**On-Site Date**
Google	November 6, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Hall

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6306

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1930	Renovated: 1990	No major renovation as POC is new
2	Building size in SF	18,972 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	2020-21	Leaks and bulging issues. Clay tile roofing needs replacement for not being properly installed from
		Interiors	None	
		HVAC	None	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof , renovate city council chambers and administration		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unidentified		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof and window leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			Elevator is new but power tripping is the issue . Edison is working to fix it
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				No ac in elevator control room
14	Is the electrical service outdated, undersized, or problematic?	X				
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: City Hall

BV Project Number: 158691.23R000-007.379

Abbreviated Accessibility Checklist					
Facility History and 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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

SECOND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

SECOND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

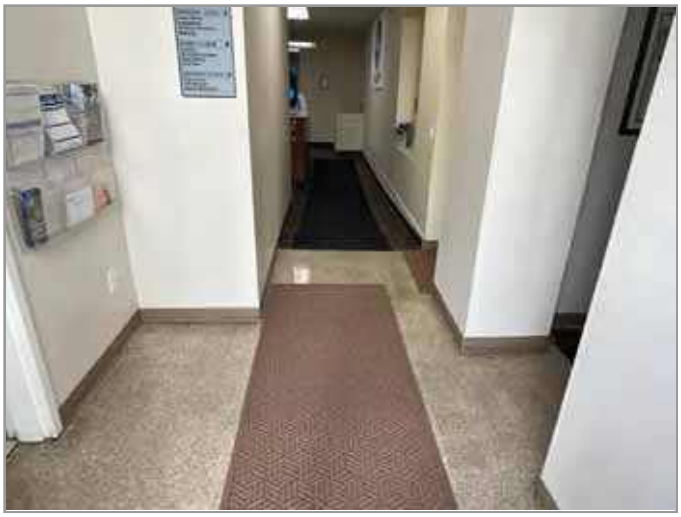
ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Poor	Window, Wood, 16-25 SF	45	2	7051732
B2020	Building exterior	Poor	Window, Steel, 16-25 SF	26	2	7051710
B2050	Building Exterior- Front	Fair	Exterior Door, Steel, Standard	1	7	7051692
B2050	Building Exterior- back	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	3	7051728
B2050	Building Exterior- Front	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	3	7051673
B2050	Building Exterior- Front	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	2	11	7051704
B2050	Building Exterior- left	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	14	7051672
B2050	Building Exterior- back	Fair	Exterior Door, Steel, Standard	1	5	7051661
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	450 SF	2	7051702
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	4,750 SF	1	7051683
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	9,400 SF	2	7051668
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	49	9	7051708
C1030	Council Chambers	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	20	7051711
C1030	Second floor	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	7	7051660
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	7	7051714
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,522 SF	9	7051725
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	375 SF	20	7174956
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,500 SF	5	7051690
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,800 SF	8	7051663
C2030	First Floor / City Clerk	Good	Flooring, Vinyl Tile (VCT)	3,200 SF	10	7051696
C2030	Throughout building	Fair	Flooring, Quarry Tile	500 SF	17	7051723

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Vault in City clerks	Poor	Flooring, Vinyl Tile (VCT)	210 SF	2	7051740
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	5,000 SF	2	7051689
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	7,000 SF	7	7051695
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	7174955
C2050		Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,450 SF	6	7158841
Conveying						
D1010	Building exterior	Fair	Elevator Cab Finishes, Standard	1	7	7051729
D1010	Building exterior	Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	22	7051724
D1010	Elevator room in basement	Fair	Elevator Controls, Automatic, 1 Car	1	12	7051667
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,972 SF	20	7174951
D2010	Restrooms	Fair	Water Heater2, Electric, Instant Hot	2	8	7174954
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	7051684
D2010	Restrooms	Fair	Urinal, Standard	1	11	7051685
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	3	11	7174995
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	13	7051734
HVAC						
D3020	Attic - senior manager	Fair	Furnace, Gas, 101 to 150 MBH	1	3	7051715
D3020	Attic -HR	Fair	Furnace, Gas, 101 to 150 MBH [FA007]	1	3	7051686
D3020	Attic - parole	Fair	Furnace, Gas, 101 to 150 MBH	1	3	7051701
D3020	Attic - Community Services	Fair	Furnace, Gas, 101 to 150 MBH [Community Services]	1	8	7051674
D3030	Roof	Fair	Split System Ductless, Single Zone, 5TON [CN005]	1	3	7051697
D3030	Roof	Fair	Split System Ductless, Single Zone, 5 TON [CN006]	1	3	7051676
D3030	Building exterior- right	Fair	Split System, Condensing Unit/Heat Pump [CN007]	1	3	7051666
D3030	Supply storage room	Fair	Split System, Fan Coil Unit, DX [City clerk offices]	1	3	7051712

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	First floor hallway	Fair	Split System, Fan Coil Unit, DX	1	4	7051677
D3030	Basement	Fair	Split System, Fan Coil Unit, DX	1	3	7051707
D3030	Building exterior- right	Fair	Split System, Condensing Unit/Heat Pump	1	3	7051721
D3030	Supply storage room	Fair	Split System, Fan Coil Unit, DX [Basement Engineering division]	1	3	7051736
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CN008]	1	3	7051705
D3030	Third floor	Fair	Air Conditioner, Window/Thru-Wall	1	3	7051722
D3030	Attic - council Chambers	Fair	Split System, Fan Coil Unit, DX [Council Chambers]	1	3	7051719
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Front lobby]	1	3	7051737
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7051665
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	18,972 SF	10	7051709
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Planning Dept]	1	3	7051698
Electrical						
D5010	Parking lot - 2	Good	Supplemental Components, Battery Charger	1	15	7051688
D5010	Site	Good	Supplemental Components, Battery Charger	1	15	7051675
D5010	Site	Good	Supplemental Components, Battery Charger	1	16	7051671
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	11	7051731
D5020	Electrical panel closet	Fair	Distribution Panel, 277/480 V	1	5	7051706
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	18,972 SF	7	7051699
D5020	Elevator room in basement	Fair	Secondary Transformer, Dry, Stepdown	1	19	7051689
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,972 SF	17	7051718
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	18,972 SF	3	7051738
D7050	Ground level. Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	7051716
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	18,972 SF	9	7174952
Equipment & Furnishings						

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Ground level floor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	7051662
E1040	Ground level floor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	7051741
E2010	Throughout building	Fair	Casework, Cabinetry Economy	80 LF	5	7051664
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	7	7051700
Pedestrian Plazas & Walkways						
G2020	Parking lot - 1	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,900 SF	2	7051694
G2020	Parking lot - 2	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,149 SF	6	7051670
G2020	Parking lot - 1	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,900 SF	7	7051735
G2020	Parking lot - 2	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,149 SF	3	7051726
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,560 SF	43	7051727
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	7051739
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	1	19	7051682
G2060	Site	Fair	Flagpole, Metal	3	9	7051713
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	3	7051679
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	1	19	7051730
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7051681
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	2	10	7174957
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	7	10	7174994

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Hall

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Hall	$0	$112,283	$441,416	$246,243	$28,565	$115,577	$158,653	$776,704	$60,312	$214,091	$186,306	$50,268	$95,575	$47,713	$2,655	$118,855	$57,473	$339,341	$253,692	$71,490	$553,585	**$3,930,796**
Grand Total	**$0**	**$112,283**	**$441,416**	**$246,243**	**$28,565**	**$115,577**	**$158,653**	**$776,704**	**$60,312**	**$214,091**	**$186,306**	**$50,268**	**$95,575**	**$47,713**	**$2,655**	**$118,855**	**$57,473**	**$339,341**	**$253,692**	**$71,490**	**$553,585**	**$3,930,796**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building exterior	7051732	Window, Wood, 16-25 SF, Replace	30	28	2	45	EA	$1,200.00	$1,620.00	$72,900			$72,900																			**$72,900**
B2020	Building exterior	7051710	Window, Steel, 16-25 SF, Replace	30	28	2	26	EA	$1,700.00	$2,295.00	$59,670			$59,670																			**$59,670**
B2050	Building Exterior- back	7051728	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755																		**$1,755**
B2050	Building Exterior- Front	7051673	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	1	EA	$1,300.00	$2,080.00	$2,080				$2,080																		**$2,080**
B2050	Building Exterior- back	7051661	Exterior Door, Steel, Standard, Replace	40	35	5	1	EA	$600.00	$810.00	$810						$810																**$810**
B2050	Building Exterior- Front	7051692	Exterior Door, Steel, Standard, Replace	40	33	7	1	EA	$600.00	$810.00	$810								$810														**$810**
B2050	Building Exterior- Front	7051704	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	14	11	2	EA	$850.00	$1,147.50	$2,295												$2,295										**$2,295**
B2050	Building Exterior- left	7051672	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	1	EA	$1,300.00	$1,755.00	$1,755														$1,755								**$1,755**
B3010	Roof	7051668	Roofing, Clay/Concrete Tile, Replace	50	48	2	9400	SF	$17.00	$22.95	$215,730			$215,730																			**$215,730**
B3010	Roof	7051683	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	19	1	4750	SF	$17.00	$22.95	$109,013	$109,013																					**$109,013**
B3010	Roof	7051702	Roofing, Modified Bitumen, Replace	20	18	2	450	SF	$10.00	$13.50	$6,075			$6,075																			**$6,075**
C1030	Second floor	7051660	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	33	7	4	EA	$1,300.00	$1,755.00	$7,020								$7,020														**$7,020**
C1030	Throughout building	7051714	Interior Door, Steel, Standard, Replace	40	33	7	2	EA	$600.00	$810.00	$1,620								$1,620														**$1,620**
C1030	Throughout building	7051708	Interior Door, Wood, Solid-Core, Replace	40	31	9	49	EA	$700.00	$945.00	$46,305										$46,305												**$46,305**
C1030	Council Chambers	7051711	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	20	20	2	EA	$1,300.00	$1,755.00	$3,510																					$3,510	**$3,510**
C1070	Throughout building	7051725	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	6522	SF	$3.50	$4.73	$30,816										$30,816												**$30,816**
C2010	Restrooms	7174956	Wall Finishes, Ceramic Tile, Replace	40	20	20	375	SF	$18.00	$24.30	$9,113																					$9,113	**$9,113**
C2010	Throughout building	7051690	Wall Finishes, any surface, Prep & Paint	10	5	5	35500	SF	$1.50	$2.03	$71,888						$71,888										$71,888						**$143,775**
C2030	Throughout building	7051723	Flooring, Quarry Tile, Replace	50	33	17	500	SF	$26.00	$35.10	$17,550																		$17,550				**$17,550**
C2030	Restrooms	7174955	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$24.30	$12,150																					$12,150	**$12,150**
C2030	Vault in City clerks	7051740	Flooring, Vinyl Tile (VCT), Replace	15	13	2	210	SF	$5.00	$6.75	$1,418			$1,418															$1,418				**$2,835**
C2030	Throughout building	7051663	Flooring, Vinyl Tile (VCT), Replace	15	7	8	3800	SF	$5.00	$6.75	$25,650									$25,650													**$25,650**
C2030	First Floor / City Clerk	7051696	Flooring, Vinyl Tile (VCT), Replace	15	5	10	3200	SF	$5.00	$6.75	$21,600											$21,600											**$21,600**
C2030	Throughout building	7051669	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5000	SF	$7.50	$10.13	$50,625			$50,625									$50,625										**$101,250**
C2030	Throughout building	7051695	Flooring, Carpet, Commercial Tile, Replace	10	3	7	7000	SF	$6.50	$8.78	$61,425								$61,425											$61,425				**$122,850**
C2050	City Hall	7158841	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	12450	SF	$2.00	$2.70	$33,615							$33,615											$33,615					**$67,230**
D1010	Building exterior	7051729	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$9,000.00	$12,150.00	$12,150								$12,150														**$12,150**
D1010	Elevator room in basement	7051667	Elevator Controls, Automatic, 1 Car, Replace	20	8	12	1	EA	$5,000.00	$6,750.00	$6,750												$6,750										**$6,750**
D2010	Restrooms	7174954	Water Heater2, Electric, Instant Hot, Replace	15	7	8	2	EA	$500.00	$675.00	$1,350									$1,350													**$1,350**
D2010	Throughout building	7174951	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	18972	SF	$11.00	$14.85	$281,734																					$281,734	**$281,734**
D2010	Restrooms	7051685	Urinal, Standard, Replace	30	19	11	1	EA	$1,100.00	$1,485.00	$1,485												$1,485										**$1,485**
D2010	Restrooms	7051684	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	$1,500.00	$2,025.00	$14,175												$14,175										**$14,175**
D2010	City Hall	7174995	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	19	11	3	EA	$1,200.00	$1,620.00	$4,860												$4,860										**$4,860**
D2010	Restrooms	7051734	Toilet, Commercial Water Closet, Replace	30	17	13	7	EA	$1,300.00	$1,755.00	$12,285														$12,285								**$12,285**
D3020	Attic - parole	7051701	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic -HR	7051686	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic - senior manager	7051715	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic - Community Services	7051674	Furnace, Gas, 101 to 150 MBH, Replace	20	12	8	1	EA	$6,200.00	$8,370.00	$8,370									$8,370													**$8,370**
D3030	Building exterior- right	7051666	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Roof	7051705	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Roof	7051697	Split System Ductless, Single Zone, 5TON, Replace	15	12	3	1	EA	$8,100.00	$10,935.00	$10,935				$10,935																$10,935		**$21,870**
D3030	Roof	7051676	Split System Ductless, Single Zone, 5 TON, Replace	15	12	3	1	EA	$8,100.00	$10,935.00	$10,935				$10,935																$10,935		**$21,870**
D3030	Basement	7051707	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,050.00	$4,050				$4,050																$4,050		**$8,100**
D3030	Supply storage room	7051736	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,050.00	$4,050				$4,050																$4,050		**$8,100**
D3030	Supply storage room	7051712	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Attic - council Chambers	7051719	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Third floor	7051722	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	$2,900.00	$3,915.00	$3,915				$3,915										$3,915								**$7,830**
D3030	Building exterior- right	7051721	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,800.00	$5,130.00	$5,130				$5,130																$5,130			**$10,260**
D3030	First floor hallway	7051677	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$3,800.00	$5,130.00	$5,130					$5,130																$5,130		**$10,260**
D3050	Roof	7051665	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$6,500.00	$8,775.00	$8,775				$8,775																		**$8,775**
D3050	Roof	7051737	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$14,850.00	$14,850				$14,850																		**$14,850**
D3050	Roof	7051698	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$14,850.00	$14,850				$14,850																		**$14,850**

Replacement Reserves Report

City Hall

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Throughout building	7051709	HVAC System, Ductwork, Medium Density, Replace	30	20	10	18972	SF	$4.00	$5.40	$102,449											$102,449											**$102,449**
D5010	Parking lot - 2	7051688	Supplemental Components, Battery Charger, Replace	20	5	15	1	EA	$1,630.00	$2,200.50	$2,201																$2,201							**$2,201**
D5010	Site	7051675	Supplemental Components, Battery Charger, Replace	20	5	15	1	EA	$1,630.00	$2,200.50	$2,201																$2,201							**$2,201**
D5010	Site	7051671	Supplemental Components, Battery Charger, Replace	20	4	16	1	EA	$1,630.00	$2,200.50	$2,201																	$2,201						**$2,201**
D5020	Roof	7051731	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	$10,000.00	$13,500.00	$13,500												$13,500											**$13,500**
D5020	Elevator room in basement	7051689	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$10,000.00	$13,500.00	$13,500																					$13,500		**$13,500**
D5020	Electrical panel closet	7051706	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																	**$4,050**
D5020	Throughout building	7051699	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	18972	SF	$18.00	$24.30	$461,020								$461,020															**$461,020**
D5040	Throughout building	7051718	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	18972	SF	$4.50	$6.08	$115,255																			$115,255				**$115,255**
D7030	Throughout building	7051738	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	12	3	18972	SF	$3.00	$4.05	$76,837				$76,837																$76,837			**$153,673**
D7050	Ground level. Office	7051716	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$20,250.00	$20,250					$20,250																	$20,250		**$40,500**
D7050	Throughout building	7174952	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	11	9	18972	SF	$3.00	$4.05	$76,837										$76,837													**$76,837**
E1040	Ground level floor	7051662	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025										$2,025									**$4,050**
E1040	Ground level floor	7051741	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025										$2,025									**$4,050**
E2010	Throughout building	7051664	Casework, Cabinetry Economy, Replace	20	15	5	80	LF	$175.00	$236.25	$18,900						$18,900																	**$18,900**
E2010	Throughout building	7051700	Casework, Countertop, Plastic Laminate, Replace	15	8	7	40	LF	$50.00	$67.50	$2,700								$2,700															**$2,700**
G2020	Parking lot - 1	7051694	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	15900	SF	$0.45	$0.61	$9,659			$9,659					$9,659					$9,659					$9,659					**$38,637**
G2020	Parking lot - 2	7051726	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	20149	SF	$0.45	$0.61	$12,241				$12,241					$12,241					$12,241					$12,241				**$48,962**
G2020	Parking lot - 2	7051670	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	20149	SF	$3.50	$4.73	$95,204							$95,204																**$95,204**
G2020	Parking lot - 1	7051735	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	15900	SF	$3.50	$4.73	$75,128								$75,128															**$75,128**
G2060	Site	7051679	Park Bench, Metal Powder-Coated, Replace	20	17	3	1	EA	$700.00	$945.00	$945				$945																			**$945**
G2060	Site	7051682	Park Bench, Metal Powder-Coated, Replace	20	1	19	1	EA	$700.00	$945.00	$945																					$945		**$945**
G2060	Site	7051730	Park Bench, Metal Powder-Coated, Replace	20	1	19	1	EA	$700.00	$945.00	$945																					$945		**$945**
G2060	Site	7051681	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																	**$4,050**
G2060	Site	7051739	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$4,050.00	$4,050							$4,050																**$4,050**
G2060	Site	7051713	Flagpole, Metal, Replace	30	21	9	3	EA	$2,500.00	$3,375.00	$10,125										$10,125													**$10,125**
G4050	Site	7174957	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	10	10	2	EA	$4,000.00	$5,400.00	$10,800											$10,800												**$10,800**
G4050	Building exterior	7174994	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	7	EA	$400.00	$540.00	$3,780											$3,780												**$3,780**
Totals, Unescalated												**$0**	**$109,013**	**$416,077**	**$225,347**	**$25,380**	**$99,698**	**$132,869**	**$631,531**	**$47,611**	**$164,083**	**$138,629**	**$36,315**	**$67,034**	**$32,491**	**$1,755**	**$76,289**	**$35,816**	**$205,307**	**$149,017**	**$40,770**	**$306,507**	**$2,941,536**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$112,283**	**$441,416**	**$246,243**	**$28,565**	**$115,577**	**$158,653**	**$776,704**	**$60,312**	**$214,091**	**$186,306**	**$50,268**	**$95,575**	**$47,713**	**$2,655**	**$118,855**	**$57,473**	**$339,341**	**$253,692**	**$71,490**	**$553,585**	**$3,930,796**

Appendix G:
Equipment Inventory List

Mechanical In entory - City Hall								
E uipment Location	E uipment	Capacity	Quantity	Asset Tag	ear	Make	Model	Serial
Ina essible	ir onditioner	1 5 Ton	1			Ina essible	Ina essible	Ina essible
arrier	Furna e	110 MBH	1		2002	arrier	58DL 110-22	3202 41859
No dataplate	Furna e	110 MBH	1		1997	No dataplate	Ina essible	Ina essible
arrier	Furna e	110 MBH	1			arrier	Ina essible	Ina essible
arrier	Furna e	110 MBH	1		2002	arrier	58DL 110--- 10	3202 41859
arrier	Pa kaged nit	2 5 T N	1		2006	arrier	48 SN030040501--	1706 21188
arrier	Pa kaged nit	5 T N	1		2005	arrier	48H D006---531--	0501 24647
arrier	Pa kaged nit	5 T N	1			arrier	Illegible	Illegible
arrier	Split System	2 5 T N	1		2008	arrier	N2H330 B200	084604573
arrier	Split System	3 5 T N	1		2007	arrier	N2H342 B100	073604263
arrier	Split System	3 5 T N	1			arrier	Ina essible	Ina essible
nited Te hnologies arrier	Split System Du tless	5 T N	1			nited Te hnologies	38HD 060521	202 26779
nited Te hnologies arrier	Split System Du tless	5 T N	1		2001	nited Te hnologies	38HD 060521	37001 15/71938
No dataplate	ater Heater		2			No dataplate	No dataplate	No dataplate

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051667	D1010	**Elevator Controls**	Automatic, 1 Car		City Hall	Elevator room in basement	ThyssenKrupp	EP15040	EAT536	2015	000436	
2	7051724	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	4000 LB	City Hall	Building exterior	ThyssenKrupp	Inaccessible	Inaccessible	2015	000446	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7174954	D2010	**Water Heater2**	Electric, Instant Hot		City Hall	Restrooms	No dataplate	No dataplate	No dataplate			2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051715	D3020	**Furnace**	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - senior manager	Carrier	58DLX 110-22	3202A41859	2002	000459	
2	7051701	D3020	**Furnace**	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - parole	No dataplate	Inaccessible	Inaccessible	1997	000427	
3	7051674	D3020	**Furnace** [Community Services]	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - Community Services	Carrier	Inaccessible	Inaccessible		000432	
4	7051686	D3020	**Furnace** [FA007]	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic -HR	Carrier	58DLX110--- 10	3202A41859	2002	000458	
5	7051722	D3030	**Air Conditioner**	Window/Thru-Wall	1.5 Ton	City Hall	Third floor	Inaccessible	Inaccessible	Inaccessible		000483	
6	7051721	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	City Hall	Building exterior-right	Carrier	N2H330AKB200	E084604573	2008	000480	
7	7051677	D3030	**Split System**	Fan Coil Unit, DX	3 TON	City Hall	First floor hallway	Inaccessible	Inaccessible	Inaccessible		000469	
8	7051707	D3030	**Split System**	Fan Coil Unit, DX	2.5 TON	City Hall	Basement	Carrier	FA4CNF030	3106A68336	2006	000487	
9	7051736	D3030	**Split System** [Basement Engineering division]	Fan Coil Unit, DX	2.5 TON	City Hall	Supply storage room	Carrier	FSM2X3000A	A081772358	2000	000439	
10	7051712	D3030	**Split System** [City clerk offices]	Fan Coil Unit, DX	4 TON	City Hall	Supply storage room	Carrier	FSM2X4800A	A090284128	2009	000441	
11	7051666	D3030	**Split System** [CN007]	Condensing Unit/Heat Pump	3.5 TON	City Hall	Building exterior-right	Carrier	N2H342AKB100	E073604263	2007	000481	
12	7051705	D3030	**Split System** [CN008]	Condensing Unit/Heat Pump	3.5 TON	City Hall	Roof	Carrier	Inaccessible	Inaccessible		000456	
13	7051719	D3030	**Split System** [Council Chambers]	Fan Coil Unit, DX	5 TON	City Hall	Attic - council Chambers	No dataplate	A60-00	9706142087	1997	000440	

14	7051697	D3030	**Split System Ductless** [CN005]	Single Zone, 5TON	5 TON	City Hall	Roof	United Technologies Carrier	38HDC060521	202X26779		000457	
15	7051676	D3030	**Split System Ductless** [CN006]	Single Zone, 5 TON	5 TON	City Hall	Roof	United Technologies Carrier	38HDC060521	37001X15/71938 E	2001	000428	
16	7051665	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2.5 TON	City Hall	Roof	Carrier	48GSN030040501--	1706G21188	2006	000482	
17	7051737	D3050	**Packaged Unit** [Front lobby]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Roof	Carrier	48HJD006---531--	0501G24647	2005	000443	
18	7051698	D3050	**Packaged Unit** [Planning Dept]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Roof	Carrier	Illegible	Illegible		000433	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051731	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	City Hall	Roof	Square D	753	34349-17212-001 SERIAL N0:	2004	000444	
2	7051689	D5020	**Secondary Transformer**	Dry, Stepdown	750 KVA	City Hall	Elevator room in basement	MGM Transformer Company	HT75A3B2SH	75YS-1104-2-12	2012	000435	
3	7051706	D5020	**Distribution Panel**	277/480 V	225 AMP	City Hall	Electrical panel closet	General Electric	No dataplate	No dataplate	1998	000499	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051716	D7050	**Fire Alarm Panel**	Fully Addressable		City Hall	Ground level. Office	Fire-Lite	MS-9200	Illegible		000500	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051662	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		City Hall	Ground level floor				2013	000448	
2	7051741	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		City Hall	Ground level floor				2013	000442	

Appendix H:
Energy Conservation Measures Calculations

Property of B , ll Rights Reserved

UIC	Install Low Flow Fau et erators
P2-b	Lo ation: Restrooms
ttributes	Replace 3x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	ommer ial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

IT H NF TS			B THR M F TS		
Number of Occupants Affected By Retrofit	40		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	Yes	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	7	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2.2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	
Annual Water Savings From Installing Low Flow Aerators:			9.78	kGal	

T R N R S IN L L TI N			ST S IN L L TI N		
Sele t Type of ater Heater Fuel	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.90	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	903	kWh	Annual Cost Savings In Form of Water	$82	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	9.7	kGal	Annual Energy Savings From Water Heater	$270	$

ST B N FIT N L SIS					
Estimated Material Cost	$80		Estiamted Labor Cost	$77	
Estimated Total Annual Cost Savings	$351	$$	Estimated Total Installation Cost	$157	$$
Simple Payback Period	0.45	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $157 Estimated Annual Cost Savings: $351 Simple Payback Period (Yrs): 0.45

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UIC	Repla e Rooftop Pa kage nit
H12-B	Lo ation Rooftop units
ttributes	Repla e old ineffi ient Rooftop Pa kage nits with new energy effi ient units

Estimated Annual Cooling Hours:	1,530	Hrs	Estimated Annual Heating Hours:	1,070	Hrs
Units to Replace	Air Conditioning: es	Heating System: es	Existing Type of Heating Fuel:	Natural as	

isting Pa kage System

	Cooling	Heating	Total Combined Units
Number of Package Units to be Replaced:	2	2	2

Capacity of the air conditioner:	5	Tons	EER of the Existing Air Conditioner:	9.33	
Capacity of Existing Heating System:	120	MBH	Input Existing AFUE for the Furnace:	72%	
Estimated Annual Cooling Consumption: (For All Units)	19,678	kWh	Estimated Annual Heating Consumption : (For All Units)	3,558	Therms

Proposed Pa kage System

Capacity of the Proposed Air Conditioner:	5	Tons	EER of the Proposed Air Conditioner:	11.38	EER
Capacity of Proposed Heating System:	Gas Fired -60MBH	MBH	AFUE of Proposed Heating System:	78%	%
Estimated Annual Energy Consumption With New Package Units Annual Electric Fuel Consumption:	16,141	kWh	Annual Heating Fuel Consumption:	1,646	Therms

nergy and ost nalysis

Average Electric Rate:	$0.30	$/kWh	Average Heating Rate:	$2.24	$/Therm
Estimated Annual Electric Savings : From All New Package Systems	3,538	kWh	Estimated Annual Heating Savings : From All New Package Systems	191,162	kBtus
Annual Electric Cost Savings: From All New Package Systems	$1,056		Annual Electric Cost Savings: From All New Package Systems	$4,282	$
Proposed Type of System to be installed:	Package Heating and Cooling System				
Estimated Material and Labor Cost Including Overheads and Profits For All Units:				$12,800.00	$
Estimated Total Energy Cost Savings From New HVAC System:				$5,338	$
Estimated O&M Savings:				$267	
Estimated Simple Pay Back Period:	2.28384272	Yrs			

Capital Cost ECM Recommendation

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UIC	Retrofit Flush Tank Toilets to Dual Flush
P3	Lo ation Restrooms
ttribute	Retrofit 2x 1.6GPF toilets to dual-flush

ISTIN NDITI N

Total Occupants:	40	
Number of Water Closets To Be Replaced	2	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
stimated Restroom sage/Individual/Day	4	(Select)

5.05 flushes/person/day@American Water Works Association (AWWA)

PR P S D R TR FIT/R PL M NT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet (Solid Waste (20%))	1.60	GPF
*(Federal Law Requires All Flushes Not To Exceed 1.6 GPF) (Liquid Waste (80%))	1.28	GPF

ater ost Saving al ulations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			40.96	gal
Total Annual Water Savings in gallons			10.65	kgal
ost Savings al ulations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$89	$
stimated ost of Retrofit				
Estimated Total Cost For Retrofit	Material	$48	Total $277	$
	Labor	$229		
Simple Pay Back Period			3.11	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utili ation at any home office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. eeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1. GP .

E isting toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GP or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressuri ed air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the e isting high flow toilets with new low flow 1.2 GP rated flush tank toilets, which are comparatively more water efficient at the same time considerably uiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment: $277

Simple Payback: 3.11 Years

Annual Cost Savings: $ 9

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UIC	ontrol ternal ir Leakage In ommer ial Buildings
4	Lo ation Building fa ade
ttributes	Perform air sealing of building through Installing 25x linear feet of door sweeps, Re-caulking 25x linear feet of joints

ENTER EXISTING CONDITION

Insert Existing Estimated Air Change Rate/Hr (ACH 1): (Existing Air Changes Per Hour, 3 is very leaky and 0.35 ideal)	1.00	Cubic Feet/Min (CFM 1):	652
Insert Proposed Estimated Air Change Rate/Hr (ACH 2):	0.65	Cubic Feet/Min (CFM 2):	424
Estimated Space Volume Under Consideration	39,120 Cu.Ft		

INT R

Select Type of Heating Fuel	Natural as (Select)		
Estimated Annual Heating Plant Efficiency	75.00		
Annual Heating Degree Days(HDD):	1,710		
Estimated Total Annual Input Heating Energy Savings	135 Therms		
Cost/Unit of Heating Fuel:	$2.24 $/Therm		
Estimated Annual Heating Cost Savings	$302 $$		

SUMMER

Is The Building Cooled?	es		
Estimated Annual Cooling Plant Efficiency	9.62 EER		
Annual Cooling Degree Days(CDD):	2,255		
Estimated Total Annual Input Cooling Energy Savings	1,387 kWh		
Cost/Unit For Electricity	$0.30 $$		
Estimated Annual Cooling Cost Savings	$414 $$		

ost nalysis

Install Flush Mounted, Vinyl Door Sweeps ?	No	Total Length of Door Sweeps to Be Installed: (3.5' Standard Width Door)	25 LF
Install Window Air Conditioner Covers For Winter:	No	Number of Air Conditioner Covers To Be Installed: (Covers would meet HUD Chapter-12 Energ Conservation Compliance Section 329C)	
stimated nnual M Savings	$36	Estimated Length of Joints To Be Re-Caulked: (Includes Demolition and Re-Caulking)	1136 LF
Total Estimated Annual Cost Savings	$752	Total Cost For Controlling Air Leakage	$4,972
Simple Pay Back Period	6.62 Yrs	Type of Recommendation	Capital Cost ECM Recommendation

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ECM DESCRIPTION:

ne of the most commonly used methods for reducing air leakage through building structures is caulking and weather stripping.

Particularly effective measures include caulking cracks around windows and door frames and weather stripping around windows and doors. eather-stripping and caulking of doors and windows, helps in thermally isolating of the building with the outside atmosphere. This prevents the infiltration of e ternal un-conditioned air along with moisture and humidity into the conditioned space at the same time, prevents the conditioned air from escaping out. A precisely thermally isolated building directly affects the cooling and heating load on the facilities VAC system as it has to put in less effort in maintaining the desired temperature inside the facility. As per AS AE a well insulated and ventilated building should have an air change rate not more than 0.35 per hour.

In order to ensure proper thermal isolation of the property, BV recommends ensuring that the weather-stripping and caulking of all e ternal doors and windows remains intact. Its also recommended that door sweeps be installed under all the doors opening into conditioned space. Any visible cracks between the window frame and wall should be plugged by caulking.

In case of building with window airconditioners, BV recommends use of interior e terior window airconditioner covers so as to prevent cold air drafts into the conditioned space during the winter so as to save on heating costs.

SUMMARY:

Initial Investment: $4,972 Simple Pay Back Perio . 2 Yrs

Annual Energy Cost Savings: $752

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UIC	Repla e Rooftop Pa kage nit
H12-B	Lo ation Rooftop units
ttributes	Repla e old ineffi ient Rooftop Pa kage nits with new energy effi ient units

Estimated Annual Cooling Hours:	1,530	Hrs	Estimated Annual Heating Hours:	1,070	Hrs
Units to Replace	Air Conditioning: es	Heating System: es	Existing Type of Heating Fuel:	Natural as	

isting Pa kage System

	Cooling	Heating	Total Combined Units
Number of Package Units to be Replaced:	1	1	1

Capacity of the air conditioner:	3	Tons	EER of the Existing Air Conditioner:	7.76	
Capacity of Existing Heating System:	40	MBH	Input Existing AFUE for the Furnace:	74%	
Estimated Annual Cooling Consumption: (For All Units)	5,915	kWh	Estimated Annual Heating Consumption : (For All Units)	575	Therms

Proposed Pa kage System

Capacity of the Proposed Air Conditioner:	3	Tons	EER of the Proposed Air Conditioner:	11.38	EER
Capacity of Proposed Heating System:	Gas Fired -45MBH	MBH	AFUE of Proposed Heating System:	78%	%
Estimated Annual Energy Consumption With New Package Units Annual Electric Fuel Consumption:	4,035	kWh	Annual Heating Fuel Consumption:	617	Therms

nergy and ost nalysis

Average Electric Rate:	$0.30	$/kWh	Average Heating Rate:	$2.24	$/Therm
Estimated Annual Electric Savings : From All New Package Systems	1,880	kWh	Estimated Annual Heating Savings : From All New Package Systems	-4,188	kBtus
Annual Electric Cost Savings: From All New Package Systems	$561		Annual Electric Cost Savings: From All New Package Systems	-$94	$

Proposed Type of System to be installed: Package Heating and Cooling System

Estimated Material and Labor Cost Including Overheads and Profits For All Units:	$4,750.00	$
Estimated Total Energy Cost Savings From New HVAC System:	$467	$
Estimated O&M Savings:	$23	
Estimated Simple Pay Back Period:	9.68474256 Yrs	

Capital Cost ECM Recommendation

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UIC	pgrade Split Heating and ooling System
H12-	Lo ation Roof
Attributes	Repla e 2 60000Btuh R-22 Split System ith 15 75 R Rated 60000Btuh System ith New Fan oil Lines 1 30000Btuh R-22 Split System ith 14 R Rated 30000Btuh System ith New Fan oil Lines 2 42000Btuh R-22 Split System ith 14 R Rated 42000Btuh System ith New Fan oil Lines

	Roof		Roof		Roof		Specify Location	
Heating System								
Number of Heating Systems to be replaced		Qty		Qty		Qty		Qty
Heating Fuel:	-		-		-		-	
Heating System Capacity (Each)		MBH		MBH		MBH		MBH
De-rated AFUE rating For a h Furnace Heating System		%		%		%		%
Estimated Annual Operating Hours:		Hrs		Hrs		Hrs		Hrs
Estimated Annual Energy Use from All Heating Systems	0	-	0	-	0	-	0	-
ooling								
Are Cooling Split Systems Being Replaced?	es		es		es		No	
Refrigerant in Cooling System	R-22		R-22		R-22			
Number of Existing Air Conditioners	2	Qty	1	Qty	2	Qty		Qty
Insert Cooling Capacity of a h Existing Air-Conditioner	60,000	Btuh	30,000	Btuh	42,000	Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:	10.12	EER	9.62	EER	9.62	EER		EER
Estimated Annual Operating Hours:	1,530	Hrs	1,530	Hrs	1,530	Hrs		Hrs
Energy Consumption From All Existing Air conditioner:	18,142	kWh	4,771	kWh	13,360	kWh	0	kWh
Proposed System								
Heating								
Select Proposed Heating System	-		-		-		-	
AFUE for the Proposed Heating System:	-	%	-	%	-	%	-	%
Estimated Energy Consumption From All Systems:	0	-	0	-	0	-	0	-
New Annual Hours of Operations:	0	Hrs	0	Hrs	0	Hrs	0	Hrs
Cooling								
Select Proposed Air Conditioner Type:	Split System-60000		Split System-30000		Split System-42000		-	
Btu/Hr of The New Air-Conditioner:	60,000	Btuh	30,000	Btuh	42,000	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	15.75	EER	14.00	EER	14.00	EER	-	EER
Total Energy Consumption For Proposed Air conditioner:	11,657	kWh	3,279	kWh	9,180	kWh	0	kWh
Install New Fan Coil Unt If Existing system has R-22 then install new Fan Coil	es		es		es		No	
Savings nalysis								
Annual Energy Savings From Heating Systems:	0	kBtus	0	kBtus	0	kBtus	0	kBtus
Annual kWh savings for all Air conditioner:	6,485	kWh	1,493	kWh	4,180	kWh	0	kWh
Installed Cost For All Air conditioner:	$14,878		$4,033		$10,108		$0	
Installed Cost For all Fan Coils + New Refrigerant Lines	$5,630		$2,379		$5,313		$0	
Installed Cost for all Heating Systems	$0		$0		$0		$0	
Total Investment	$20,508		$6,411		$15,421		$0	
Estimated Annual Energy Cost Savings:	$1,935		$445		$1,247		$0	

	Natural Gas		Propane		No.2 Oil		Electric	
Total Utility Savings	0	Therms	0	Gal	0	Gal	12,158	k h
Total Initial Investment	$42,340		Total nnual tility ost Savings		$3,628			
	Simple Payback:		11.67	Yrs				
Type of ecommendation	Capital Cost ECM Recommendation							

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M D S RIPTI N

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required by the 2006 International Energy Conservation Code. Units rated at 16 SEER (14 EER) or better qualify for Energy Star certification.

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary

Initial Investment: $42,340 Simple Payback: 11.67 Yrs

Energy Cost Savings: $3,628

Appendix I:
Lighting System Schedule

ALL LIGHTING HAS BEEN
UPGRADED TO LED

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Corporate Yard Fleet/Gas/Paint & Sign
1250 St. Vladimir Street
Glendora, California 91741

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BV PROJECT #:
158691.23R000-009.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 7, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Three
Main Address	1250 St. Vladimir Street, Glendora, California 91741
Site Developed	1965
Current Occupants	City of Glendora
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Corporate Yard Fleet/Gas/Paint & Sign property was originally constructed in 1965. It consists of maintenance shops and offices and a pump station.

Architectural

The roofs on the Fleet Services Building and Paint & Sign Shop appear to be aged and deteriorated. Roof edges on both buildings are damaged throughout and require repair. The paint on the exterior walls on the Fleet Building are chipping throughout. The same paint chipping issue was observed in the outdoor work area of the Paint & Sign Shop. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recom!King786786786mended. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated for the reserve term.

The Pump Station structure appears to be in fair condition overall with no interior areas.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by thru wall air conditioners in both the Fleet Services Building and Paint & Sign Shop. The main electrical service for the property is located at the Paint & Sign Shop. The electrical components appear to be from 1991 and in need of replacement during the reserve term. Lighting consists of linear fluorescent fixtures. There is no plumbing system at any of the buildings. Fire suppression consists of individual fire extinguishers.

Site

The asphalt pavement has significant areas of alligator cracking in front of the Paint & Sign Shop and Pump Station. Replacement of the pavement is recommended. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

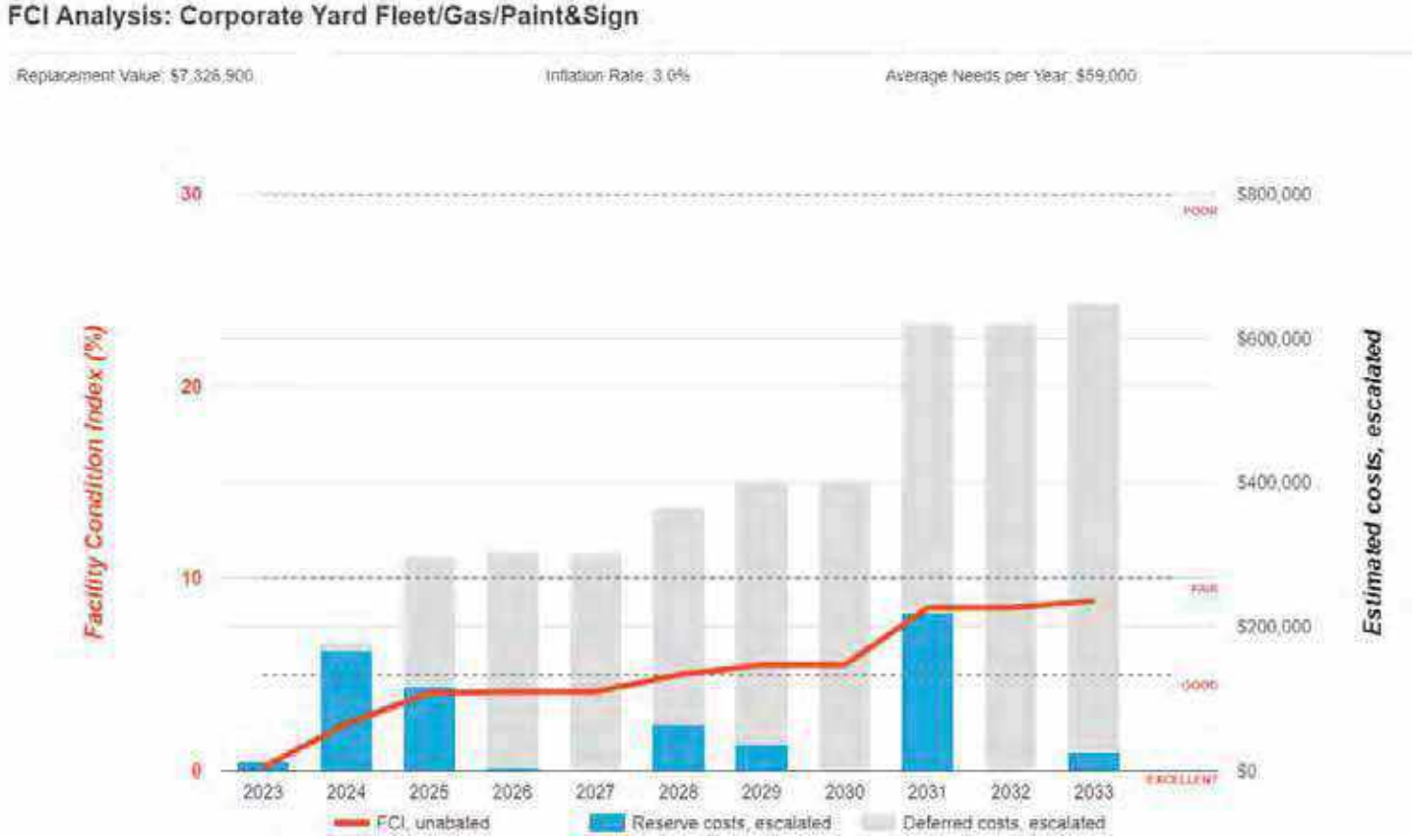
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	$700	2,000	$1,400,000	0.5%	4.0%	5.2%	10.5%
Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	$700	3,000	$2,100,000	0.3%	3.5%	5.8%	10.9%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

None observed at this time of assessment.

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Site Corporate Yard Fleet/Gas/Paint&Sign
Pump Station Side

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $135,400

$$$$

Alligator cracking throughout - AssetCALC ID: 7138210

Parking Lots in Poor condition.

Pavement, Asphalt
Site Corporate Yard Fleet/Gas/Paint&Sign In front of Paint & Sign

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $26,000

$$$$

Alligator cracking throughout in front of Paint & Sign - AssetCALC ID: 7040711

Parking Lots in Poor condition.

Pavement, Asphalt
Site Parks Yard Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $156,200

$$$$

Extensive alligator cracking and potholes - AssetCALC ID: 7045784

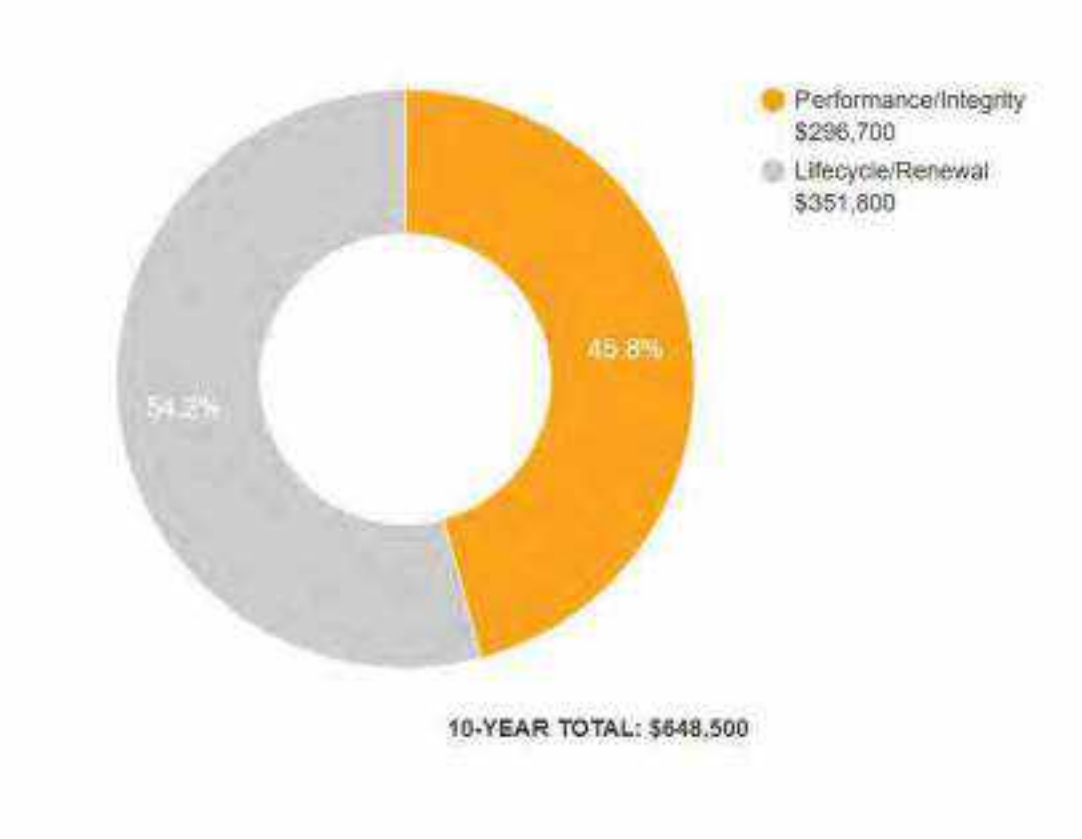
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Fleet Services

Fleet Services: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	2,000 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete masonry walls with wood frame structure over concrete slab foundation	Good
Façade	Metal and wood siding	Poor
Roof	Primary: Gable construction with metal finish	Poor
Interiors	Walls: Painted drywall Floors: Vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual thru wall air conditioners	Fair
Fire Suppression	Fire extinguishers only	Fair

Fleet Services: Systems Summary

Electrical	Source & Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping	

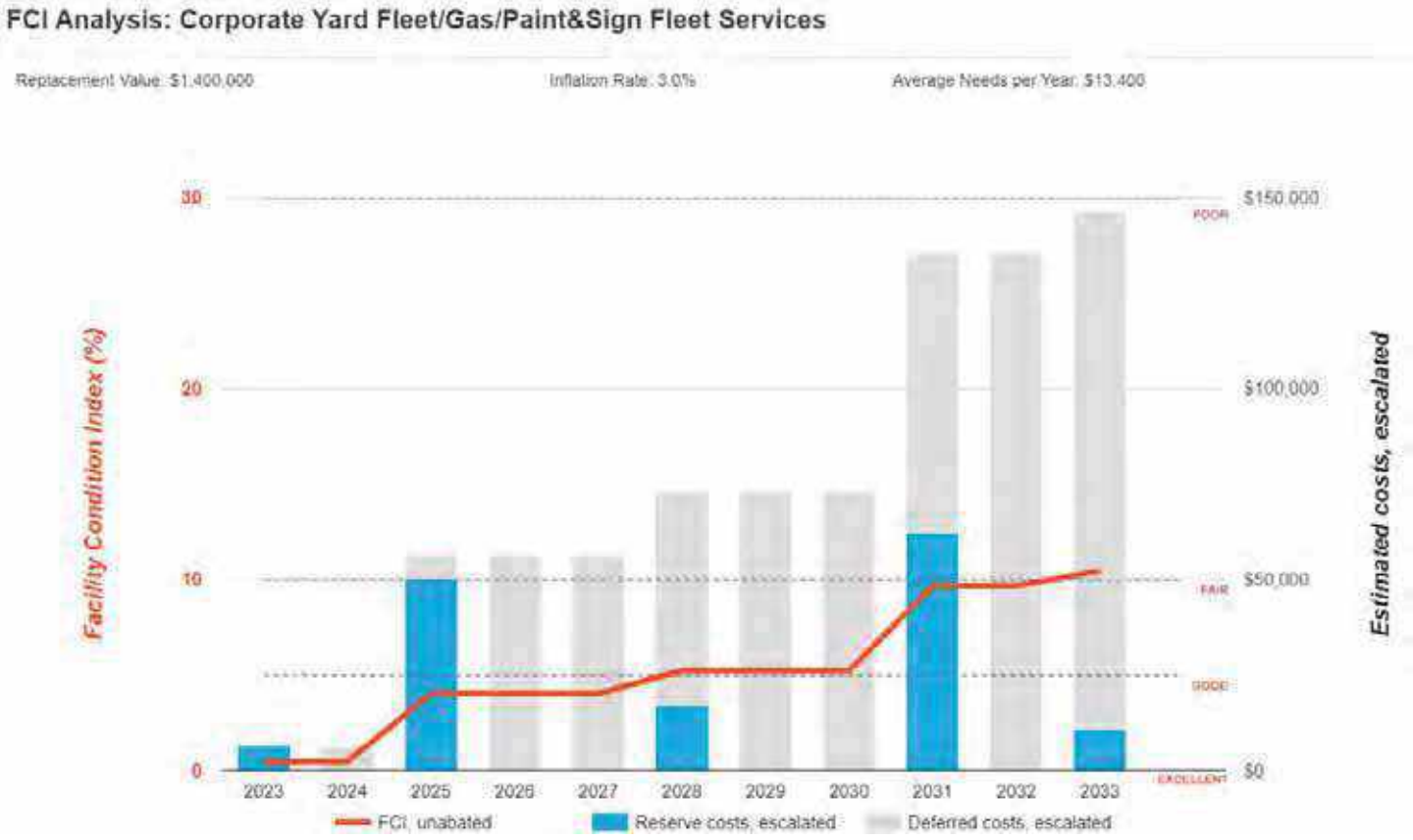
Fleet Services: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$9,000	-	-	$61,500	$70,400
Roofing	$6,500	$41,000	-	-	-	$47,600
Interiors	-	-	$7,300	$13,200	$13,600	$34,100
HVAC	-	-	$7,600	$1,400	$10,200	$19,200
Electrical	-	-	$1,900	$67,400	-	$69,300
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**$6,500**	**$50,000**	**$16,800**	**$73,200**	**$85,300**	**$231,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Paint & Sign Shop

Paint & Sign Shop: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	3,000 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete masonry walls with wood frame structure	Good
Façade	Exposed CMU	Fair
Roof	Flat construction with metal finish	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted wood	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual thru wall air conditioner	Fair
Fire Suppression	Fire extinguishers	Fair

Paint & Sign Shop: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping	

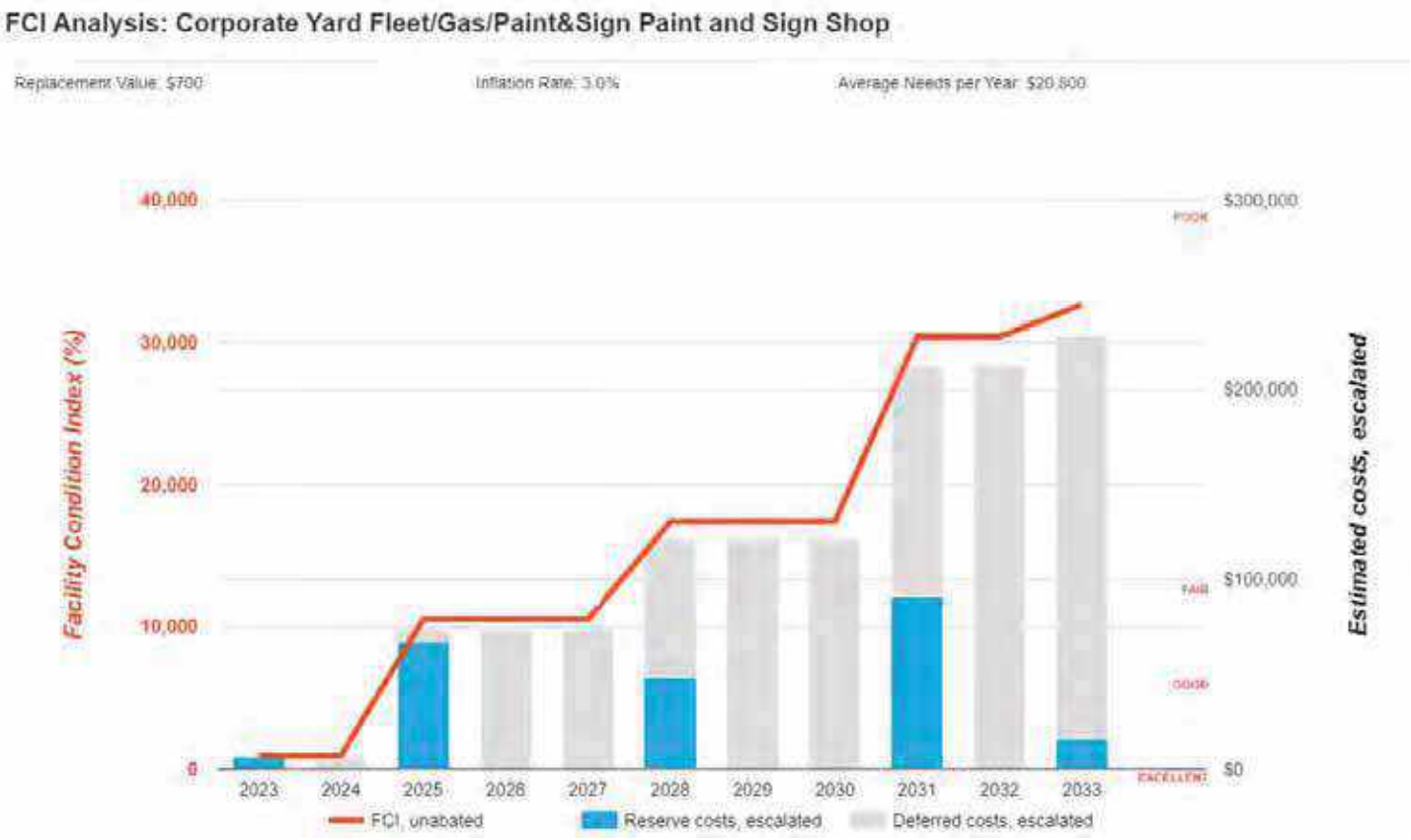
Paint & Sign Shop: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$14,700	-	-	$73,300	$87,900
Roofing	$13,100	$102,600	-	-	-	$115,700
Interiors	-	-	$22,000	$13,200	$33,300	$68,500
HVAC	-	-	$11,400	$1,400	$15,300	$28,100
Electrical	-	-	$31,400	$149,200	-	$180,600
Equipment & Furnishings	-	-	-	$12,600	-	$12,600
Site Utilities	-	-	-	$3,600	-	$3,600
TOTALS (3% inflation)	**$13,100**	**$117,300**	**$64,800**	**$180,000**	**$121,900**	**$497,100**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Pump Station

Pump Station: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	-	
Number of Stories	-	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	None	--
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Pump Station: Systems Summary

Electrical	Source and Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: none Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Pump Station: Systems 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
Special Construction & Demo	-	-	-	-	$69,500	$69,500
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	-	$42,200	-	$42,200
TOTALS (3% inflation)	**-**	**-**	**-**	**$42,200**	**$69,500**	**$111,700**

*Totals have been rounded to the nearest $100.

5. Site Summary

Site Information

Lot Size	3.40 acres (estimated)	
Parking Spaces	35 total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Poor
Site Development	Building-mounted signage, CMU wall fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe alligator cracking	

Site: Systems 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
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Site Pavement	-	$166,300	$5,100	$42,700	$160,400	$374,500
Site Development	-	-	-	-	$48,400	$48,400
TOTALS (3% inflation)	**-**	**$166,300**	**$5,100**	**$59,700**	**$208,800**	**$439,900**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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. A 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. The 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 a 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.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 the system's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

10. Energy Audit

The purpose of this Energy Audit is to provide Corporate Yard Fleet/Gas/Paint & Sign with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Corporate Yard Fleet/Gas/Paint & Sign. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,198 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,421 *(In Current Dollars)*
Net Effective ECM Payback	0.49 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Corporate Yard Fleet/Gas/Paint & Sign

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings							Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Propane	No.2 Oil	Steam	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(Gallons)	(Gallons)	(Mbs)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Corporate Yard Fleet/Gas/Paint&Sign	$418	$624	$1,041	$0	$1,041	0	0	0	0	8,797	4	0	30	1.98	$2,625	$65	$2,690	0.39	30.84	$31,075	15.00
	Attribute:	Replace Linear Fluorescent (22x) ;																						
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$418**	**$624**	**$1,041**	**$0**	**$1,041**	**0**	**0**	**0**	**0**	**8,797**	**4**	**4**	**0**	**1.98**	**$2,625**	**$65**	**$2,690**	**0.39**			
		Interactive Savings Discount @ 10%							0	0	0	0	-880	0	0	0	-0.20	-$263	-$7	-$269				
		Total Contingency Expenses @ 15%				$156		$156																
Total for Improvements						**$1,198**	**$0**	**$1,198**	**0**	**0**	**0**	**0**	**7,917**	**3**	**3**	**0**	**1.78**	**$2,363**	**$59**	**$2,421**	**0.49**			

13. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✗ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✗ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✗ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✗ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Corporate Yard Fleet/Gas/Paint & Sign, 1250 St. Vladimir Street, Glendora, California 91741, 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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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FLEET BUILDING FRONT ELEVATION

2 - FLEET BUILDING LEFT ELEVATION

3 - FLEET BUILDING REAR ELEVATION

4 - FLEET BUILDING RIGHT ELEVATION

5 - PAINT & SIGN BUILDING FRONT ELEVATION

6 - PAINT & SIGN LEFT ELEVATION

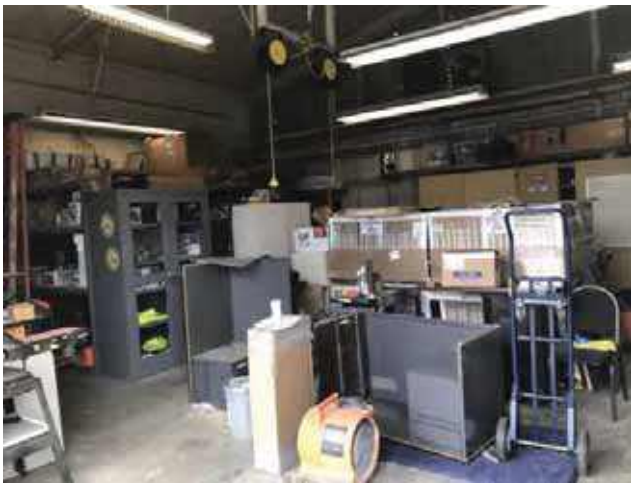
Photographic Overview

7 - PAINT & SIGN REAR ELEVATION

8 - PAINT & SIGN RIGHT ELEVATION

9 - CORPORATE YARD GAS STATION

10 - FLEET BUILDING TYPICAL OFFICE



11 - FLEET BUILDING GARAGE AREA

12 - PAINT & SIGN SHOP INTERIOR AREA

Photographic Overview

13 - PAINT & SIGN OUTDOOR WORK AREA

14 - PAINT & SIGN ELECTRICAL ROOM

15 - STORAGE TANK WATER HEATER

16 - THRU WALL AIR CONDITIONER

17 - WALL MOUNTED EXHAUST FAN

18 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview

19 - MAIN ELECTRICAL DISTRIBUTION PANEL

20 - ASPHALT PAVED PARKING LOT

21 - AUTOMATIC GATE WITH CONTROLLER

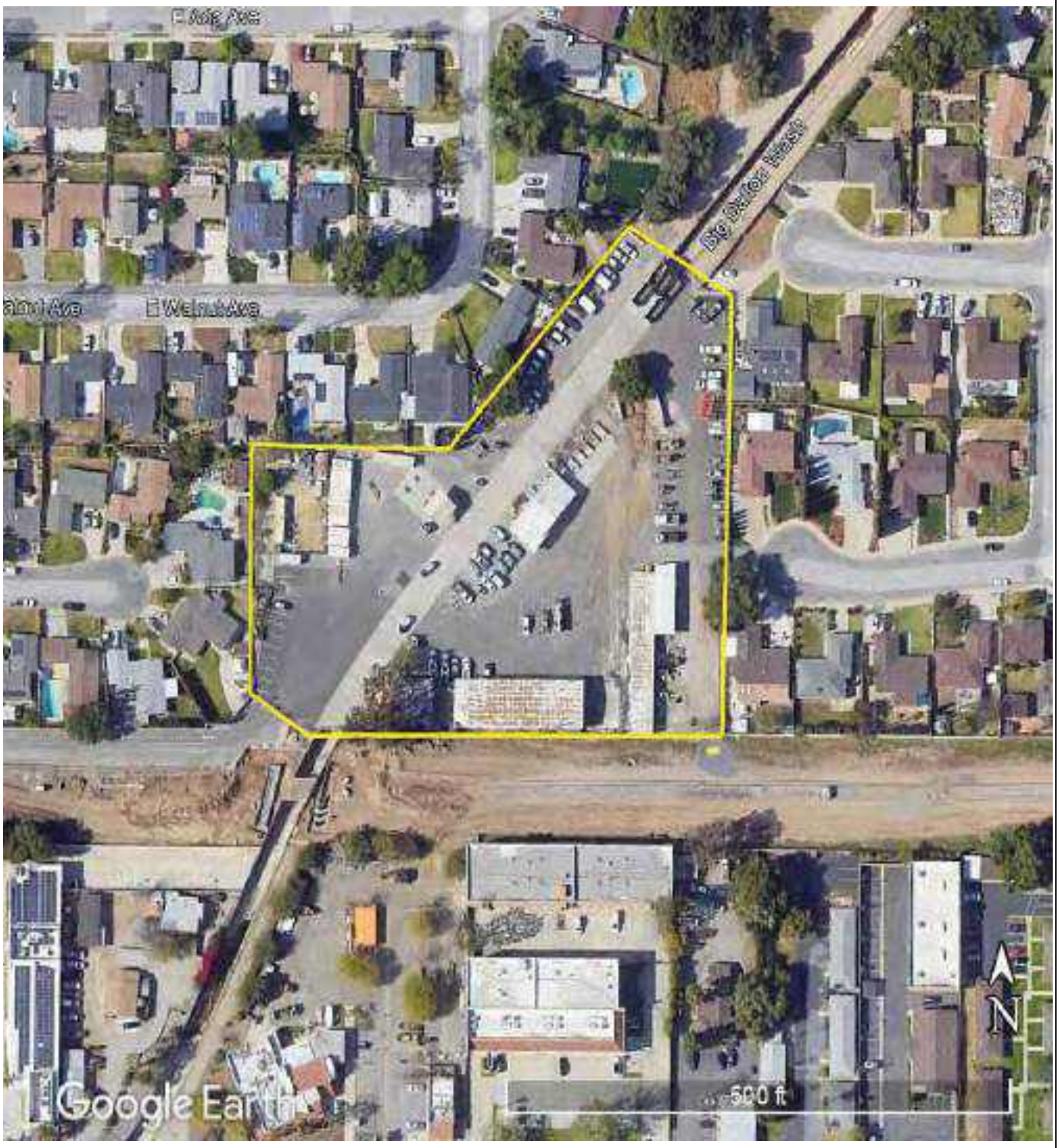
22 - GAS STATION FUEL PUMP

23 - BUILDING EXTERIOR LIGHT FIXTURE

24 - SITE EXTERIOR DUMPSTER AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-009.379	Corporate Yard Fleet/Gas/Paint & Sign
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Corporate Yard Fleet/Gas/Paint & Sign

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: November 5, 2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1965	Renovated:	
2	Building size in SF	10,467 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Facility shop expected to be torn down but no official plans yet.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	This property is not accessible to the general public.
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Corporate Yard Fleet/Gas/Paint & Sign

BV Project Number: 158691.23R000-009.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	This property is not accessible to the general public.
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Fleet Building	Poor	Exterior Walls, any painted surface, Prep & Paint	1,900 SF	2	7040684
B2020	Fleet Building	Fair	Window, Wood, up to 15 SF	6	15	7140699
B2050	Fleet Building	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	15	7040723
B2050	Fleet Building	Fair	Exterior Door, Wood, Solid-Core	5	13	7040700
Roofing						
B3010	Roof	Poor	Roofing, Metal	2,000 SF	2	7138212
B3010	Fleet Building	Poor	Roofing, any type, Repairs per Man-Day, Repair	4	0	7040721
Interiors						
C1030	Fleet Building	Fair	Interior Door, Wood, Solid-Core	2	20	7040704
C2010	Fleet Building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	5	7040694
C2030	Fleet Building	Fair	Flooring, Vinyl Sheeting	1,000 SF	8	7040714
C2050	Fleet Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	7040707
HVAC						
D3030	Fleet Building	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040688
D3030	Fleet Building	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040722
D3060	Fleet Building	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	10	7040691
Electrical						
D5020	Fleet Building	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040687
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,000 SF	8	7138200
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,000 SF	10	7138201
Sitework						
G4050	Fleet Building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7040702

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Paint & Sign	Poor	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	2	7040689
B2050	Paint & Sign	Fair	Exterior Door, Steel, Standard	3	15	7040697
Roofing						
B3010	Paint & Sign	Poor	Roofing, any type, Repairs per Man-Day, Repair	4	0	7040725
B3010	Roof	Poor	Roofing, Metal	3,000 SF	2	7138213
Interiors						
C2010	Paint & Sign	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	7040690
C2050	Paint & Sign	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	7040715
HVAC						
D3030	Paint & Sign	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040708
Electrical						
D5020	Paint & Sign	Fair	Secondary Transformer, Dry, Stepdown	1	5	7040693
D5020	Paint & Sign	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040705
D5020	Paint & Sign	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	3,200 SF	8	7040727
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,200 SF	10	7138202
Equipment & Furnishings						
E1030	Paint & Sign	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7040701
Sitework						
G4050	Paint & Sign	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7040710

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7040719

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	In front of Fleet Building	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,000 SF	13	7138203
G2020	In front of Paint & Sign	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,000 SF	1	7040711
G2020	Pump Station Side	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,000 SF	1	7138210
G2020	Site	Fair	Parking Lots, Pavement, Concrete	15,200 SF	25	7138209
G2020	In front of Fleet Building	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,000 SF	3	7138204
G2020	Pump Station Side	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	26,000 SF	5	7138211
G2020	In front of Paint & Sign	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	5	7138205
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	300 SF	20	7040709

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Pump Station	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	600 SF	15	7040685
Pedestrian Plazas & Walkways						
G2020	Pump Station	Fair	Parking Lots, Pavement, Concrete	2,080 SF	25	7138208
Utilities						
G3060	Pump Station	Fair	Pump, Gasoline Fuel Dispenser	1	8	7040695
G3060	Pump Station	Fair	Pump, Gasoline Fuel Dispenser	1	8	7040726

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Corporate Yard Fleet/Gas/Paint&Sign	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	$6,546	$0	$50,032	$0	$0	$16,815	$0	$0	$62,191	$0	$10,996	$0	$12,090	$7,647	$0	$61,769	$0	$0	$0	$0	$3,762	**$231,848**
Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	$0	$0	$0	$0	$0	$0	$0	$0	$42,214	$0	$0	$0	$0	$0	$0	$69,534	$0	$0	$0	$0	$0	**$111,748**
Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	$6,546	$0	$67,236	$0	$0	$47,945	$0	$0	$91,025	$0	$15,835	$0	$7,636	$0	$0	$28,972	$0	$0	$0	$0	$0	**$265,195**
Corporate Yard Fleet/Gas/Paint&Sign / Site	$0	$166,258	$0	$5,121	$0	$0	$36,771	$0	$22,898	$0	$0	$42,628	$0	$60,408	$0	$0	$49,418	$0	$7,978	$0	$48,365	**$439,844**
Grand Total	**$13,092**	**$166,258**	**$117,268**	**$5,121**	**$0**	**$64,761**	**$36,771**	**$0**	**$218,328**	**$0**	**$26,831**	**$42,628**	**$19,726**	**$68,055**	**$0**	**$160,275**	**$49,418**	**$0**	**$7,978**	**$0**	**$52,127**	**$1,048,636**

Corporate Yard Fleet/Gas/Paint&Sign

Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Fleet Building	7040684	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1900	SF	$3.00	$4.46	$8,480			$8,480										$8,480										**$16,960**
B2020	Fleet Building	7040698	Window, Wood, up to 15 SF, Replace	30	15	15	6	EA	$800.00	$1,190.16	$7,141																$7,141						**$7,141**
B2050	Fleet Building	7040700	Exterior Door, Wood, Solid-Core, Replace	25	12	13	5	EA	$700.00	$1,041.39	$5,207														$5,207								**$5,207**
B2050	Fleet Building	7040723	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	3	EA	$4,400.00	$6,545.88	$19,638																$19,638						**$19,638**
B3010	Roof	7138212	Roofing, Metal, Replace	40	38	2	2000	SF	$13.00	$19.34	$38,680			$38,680																			**$38,680**
B3010	Fleet Building	7040721	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	4	EA	$1,100.00	$1,636.47	$6,546	$6,546																					**$6,546**
C1030	Fleet Building	7040704	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
C2010	Fleet Building	7040694	Wall Finishes, any surface, Prep & Paint	10	5	5	1500	SF	$1.50	$2.23	$3,347						$3,347										$3,347						**$6,695**
C2030	Fleet Building	7040714	Flooring, Vinyl Sheeting, Replace	15	7	8	1000	SF	$7.00	$10.41	$10,414									$10,414													**$10,414**
C2050	Fleet Building	7040707	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	$2.00	$2.98	$2,975						$2,975										$2,975						**$5,951**
D3030	Fleet Building	7040688	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3030	Fleet Building	7040722	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3060	Fleet Building	7040691	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	10	10	1	EA	$700.00	$1,041.39	$1,041											$1,041											**$1,041**
D5020	Fleet Building	7040687	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Throughout building	7138200	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	32	8	2000	SF	$13.00	$19.34	$38,680									$38,680													**$38,680**
D5040	Throughout building	7138201	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2000	SF	$2.10	$3.12	$6,248											$6,248											**$6,248**
G4050	Fleet Building	7040702	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
Totals, Unescalated												**$6,546**	**$0**	**$47,160**	**$0**	**$0**	**$14,505**	**$0**	**$0**	**$49,094**	**$0**	**$8,182**	**$0**	**$8,480**	**$5,207**	**$0**	**$39,647**	**$0**	**$0**	**$0**	**$0**	**$2,083**	**$180,904**
Totals, Escalated (3.0% inflation, compounded annually)												**$6,546**	**$0**	**$50,032**	**$0**	**$0**	**$16,815**	**$0**	**$0**	**$62,191**	**$0**	**$10,996**	**$0**	**$12,090**	**$7,647**	**$0**	**$61,769**	**$0**	**$0**	**$0**	**$0**	**$3,762**	**$231,848**

Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
F1020	Pump Station	7040685	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	600	SF	$50.00	$74.39	$44,631																$44,631						**$44,631**
G3060	Pump Station	7040695	Pump, Gasoline Fuel Dispenser, Replace	15	7	8	1	EA	$11,200.00	$16,662.24	$16,662									$16,662													**$16,662**
G3060	Pump Station	7040726	Pump, Gasoline Fuel Dispenser, Replace	15	7	8	1	EA	$11,200.00	$16,662.24	$16,662									$16,662													**$16,662**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,324**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$44,631**	**$0**	**$0**	**$0**	**$0**	**$0**	**$77,955**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$42,214**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$69,534**	**$0**	**$0**	**$0**	**$0**	**$0**	**$111,748**

Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Paint & Sign	7040689	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1200	SF	$3.00	$4.46	$5,356			$5,356										$5,356										**$10,711**
B2050	Paint & Sign	7040697	Exterior Door, Steel, Standard, Replace	40	25	15	3	EA	$600.00	$892.62	$2,678																$2,678						**$2,678**
B3010	Roof	7138213	Roofing, Metal, Replace	40	38	2	3000	SF	$13.00	$19.34	$58,020			$58,020																			**$58,020**
B3010	Paint & Sign	7040725	Roofing, any type, Repairs per Man-Day, Repair	0	29	0	4	EA	$1,100.00	$1,636.47	$6,546	$6,546																					**$6,546**
C2010	Paint & Sign	7040690	Wall Finishes, any surface, Prep & Paint	10	5	5	3000	SF	$1.50	$2.23	$6,695						$6,695										$6,695						**$13,389**

Replacement Reserves Report

1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2050	Paint & Sign	7040715	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	$2.00	$2.98	$5,951						$5,951										$5,951						**$11,902**
D3030	Paint & Sign	7040708	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D5020	Paint & Sign	7040693	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$23,803.20	$23,803						$23,803																**$23,803**
D5020	Paint & Sign	7040705	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Paint & Sign	7040727	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	32	8	3200	SF	$13.00	$19.34	$61,888									$61,888													**$61,888**
D5040	Throughout building	7138202	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	3200	SF	$2.10	$3.12	$9,997											$9,997											**$9,997**
E1030	Paint & Sign	7040701	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,967.59	$9,968									$9,968													**$9,968**
G4050	Paint & Sign	7040710	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$6,546**	**$0**	**$63,376**	**$0**	**$0**	**$41,358**	**$0**	**$0**	**$71,856**	**$0**	**$11,783**	**$0**	**$5,356**	**$0**	**$0**	**$18,596**	**$0**	**$0**	**$0**	**$0**	**$0**	**$218,870**
Totals, Escalated (3.0% inflation, compounded annually)												**$6,546**	**$0**	**$67,236**	**$0**	**$0**	**$47,945**	**$0**	**$0**	**$91,025**	**$0**	**$15,835**	**$0**	**$7,636**	**$0**	**$0**	**$28,972**	**$0**	**$0**	**$0**	**$0**	**$0**	**$265,195**

Corporate Yard Fleet/Gas/Paint&Sign / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7040719	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
G2020	In front of Paint & Sign	7040711	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	5000	SF	$3.50	$5.21	$26,035		$26,035																				**$26,035**
G2020	Pump Station Side	7138210	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	26000	SF	$3.50	$5.21	$135,381		$135,381																				**$135,381**
G2020	In front of Fleet Building	7138204	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	7000	SF	$0.45	$0.67	$4,686				$4,686					$4,686				$4,686					$4,686			**$18,745**
G2020	In front of Paint & Sign	7138205	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	20000	SF	$0.45	$0.67	$13,389						$13,389					$13,389					$13,389					**$40,168**
G2020	Pump Station Side	7138211	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	26000	SF	$0.45	$0.67	$17,406						$17,406					$17,406					$17,406					**$52,218**
G2020	In front of Fleet Building	7138203	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	7000	SF	$3.50	$5.21	$36,449													$36,449								**$36,449**
G2060	Site	7040709	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	300	SF	$60.00	$89.26	$26,779																				$26,779		**$26,779**
Totals, Unescalated												**$0**	**$161,415**	**$0**	**$4,686**	**$0**	**$0**	**$30,795**	**$0**	**$18,076**	**$0**	**$0**	**$30,795**	**$0**	**$41,135**	**$0**	**$0**	**$30,795**	**$0**	**$4,686**	**$0**	**$26,779**	**$349,163**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$166,258**	**$0**	**$5,121**	**$0**	**$0**	**$36,771**	**$0**	**$22,898**	**$0**	**$0**	**$42,628**	**$0**	**$60,408**	**$0**	**$0**	**$49,418**	**$0**	**$7,978**	**$0**	**$48,365**	**$439,844**

Appendix G:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040708	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	LG	No dataplate	No dataplate		002307	
2	7040688	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	No dataplate	No dataplate	No dataplate		002498	
3	7040722	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	No dataplate	No dataplate	No dataplate		002345	
4	7040691	D3060	**Exhaust Fan**	Propeller, 0.25 HP Motor	2000 CFM	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	Inaccessible	Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040693	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Challenger	113-425	J91 G0411	1991	002289	
2	7040687	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	Zinsco	No dataplate	No dataplate		002298	
3	7040705	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Bulldog	NLAB	No dataplate		002308	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040701	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Mile High Equipment	B55PSB	15071280010926		002322	

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040695	G3060	**Pump**	Gasoline Fuel Dispenser		Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	Pump Station	TOKHEIM	7552AX F	0011171-T		002316	

2	7040726	G3060	**Pump**	Gasoline Fuel Dispenser	Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	Pump Station	TOKHEIM	7552AX F	0011173-T		002347

Mechanical Inventory - Corporate Yard Fleet/Gas/Paint&Sign								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
LG	Air Conditioner	1 TON	1	No tag found	Unknown	LG	No dataplate	No dataplate
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate

Appendix H: Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Corporate Yard Fleet/Gas/Paint&Sign**
Attributes:	**Replace Linear Fluorescent (22x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	6	22	58	8,797	$2,639.15	$65.19

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	3	14	14	2,359	$708	$40
Linear Fluorescent	T12	3	8	8	6,438	$1,932	$25
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$623.60		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$417.89		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	8,797
			Estimated Demand Savings:	4
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,639
Budgeted Initial Investment:	$1,041		Estimated Annual O&M Cost Savings:	$65
Estimated Return on Investment: *(Including O&M Savings)*	0.39	Years	Estimated Annual Cost Savings:	$2,704

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Maintenance Shop	Tire Shop	-	2	Light Switch	Linear Fluorescent	T12	8' 110W T12	8	Strip 8'	None		4	No	≥ 9	4,368	3,844
2	Interior	Maintenance Shop	Tire Shop	-	2	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Strip 4'	None		6	No	≥ 9	4,368	1,677
3	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	2	Strip 8'	None		1	No	≥ 9	4,368	961
4	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	12	Strip 8'	None		3	No	≥ 9	4,368	5,766
5	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	4,368	2,236
6	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Strip 4'	None		4	No	≥ 9	4,368	1,118
										58				22			26,208	15,602

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed - Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresce	T12	8' 110W T12; Strip 8'	4	8	≥ 9	4,368	3,844	0.88	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	1,503	2,341
2	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresce	T8	I150-Flood; Can - Recessed Vertical 8"	6	12	≥ 9	4,368	1,677	0.38	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	891	786
3	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T12	8' 110W T12; Strip 8'	1	2	≥ 9	4,368	961	0.22	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	376	585
4	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T12	8' 110W T12; Strip 8'	3	12	≥ 9	4,368	5,766	1.32	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	2,254	3,512
5	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T8	4' 32W T8; Troffer - Recessed Indirect 2'x	4	16	≥ 9	4,368	2,236	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	1,188	1,048
6	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T8	4' 32W T8; Strip 4'	4	8	≥ 9	4,368	1,118	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	594	524
	Totals										58				4						6,805	8,797

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

City Hall Complex/Police/Library
140 and 150 South Glendora Avenue
Glendora, California 91741

PREPARED BY:
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Library/Police Station
Number of Buildings	Four
Main Address	140 and 150 South Glendora Avenue, Glendora, California 91741
Site Developed	City Library: 1965 Police Station – IT Office/Storage Unit: 1990's Police Station – Police Station: 1965, Renovated 2023 Police Station – Traffic Office: 1980's
Current Occupants	City of Glendora
Date(s) of Visit	December 13, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar, Technical Report Reviewer for Mary Venable, Program Manager mary.venable@bureauveritas.com 800.733.0660 x 7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The City Hall Complex/Police/Library property was originally constructed in 1965. The Traffic Office was installed at the Police Station in the 1980's. In the 1990's, the IT Office/Storage Unit was built at the Police. There is currently an ongoing renovation at the Police Station involving remodeling one of the offices and replacing all of the office flooring.

Architectural

The EPDM and clay tile roofing of the City Library appear to be in overall fair condition. However, the lower concrete roof has experienced constant leaks, causing damage to the library area below. The point of contact stated that the building is currently undergoing a structural analysis. A cost allowance for repairs pending the study has been included in the online capital planning database. The Police Station is also undergoing issues with roof leaks that have caused the soffit to drop at the rear of the building. There are also leaks falling through the concrete floor of the rooftop boiler room. Repairs are recommended during the reserve term. The roofs of the Traffic Office and IT Office/Storage Unit appear to be adequately maintained. Roof leaks have occurred in the past, but they are repaired as they occur. The exposed brick walls on the buildings are in overall fair condition and exhibit little to no cracking. There are reportedly window leaks at the IT Office/Storage Unit. Window sealing is recommended as part of routine maintenance. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Finishes vary in age throughout the buildings. A few acoustic ceiling tiles were observed to be stained by leaks at the Police Station and IT Office. Replacement of damaged tiles is recommended as part of the routine maintenance program. The VCT flooring in the 2nd floor staff room of the City Library is aged and may potentially contain asbestos. Replacement of the flooring is recommended. Aside from the ongoing interior remodeling and renovation of the Police Station offices, there are also plans to reportedly renovate the restrooms to comply with ADA requirements. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The City Library and Police Station run on central HVAC systems comprised of boilers and chillers. Most of the HVAC components were replaced in 2013 and appear to be adequately maintained. The central systems in each building are controlled by building automated systems. The IT Office and Traffic Office are conditioned by individual split systems that are recommended for replacement during the reserve term.

The electrical system is controlled by switchboards in the City Library and Police Station electrical rooms. The switchboard at the Police Station is original. The lighting was upgraded with LED fixtures throughout. There are two emergency generators at the City Library that can provide power to the library, police station, and city hall. The elevator at the library was replaced in 2019 and is in good condition.

Domestic hot water is provided by storage tank water heaters. The water heaters have been replaced within the last one to two years. Typical commercial plumbing fixtures are utilized in the restrooms. There are no reported issues with plumbing leaks or water pressure problems.

Fire suppression consists of fire extinguishers and nearby fire hydrants. A small section of the City Library also has a sprinkler system. There is one fire alarm control panel each in the library and police station.

Site

There are three asphalt paved parking lots at the site. The main parking lot is in overall fair condition with only a few areas of cracking. The City Library side lot has more areas of linear cracking that are recommended for sealing. The rear lot at the Police Station is exhibiting multiple areas of alligator cracking. Mill and overlay is recommended in the near reserve term. Other site elements include perimeter fencing, signage, and the surrounding landscaping. The CMU retaining wall at the main parking lot has isolated areas of cracking that are recommended for repair. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

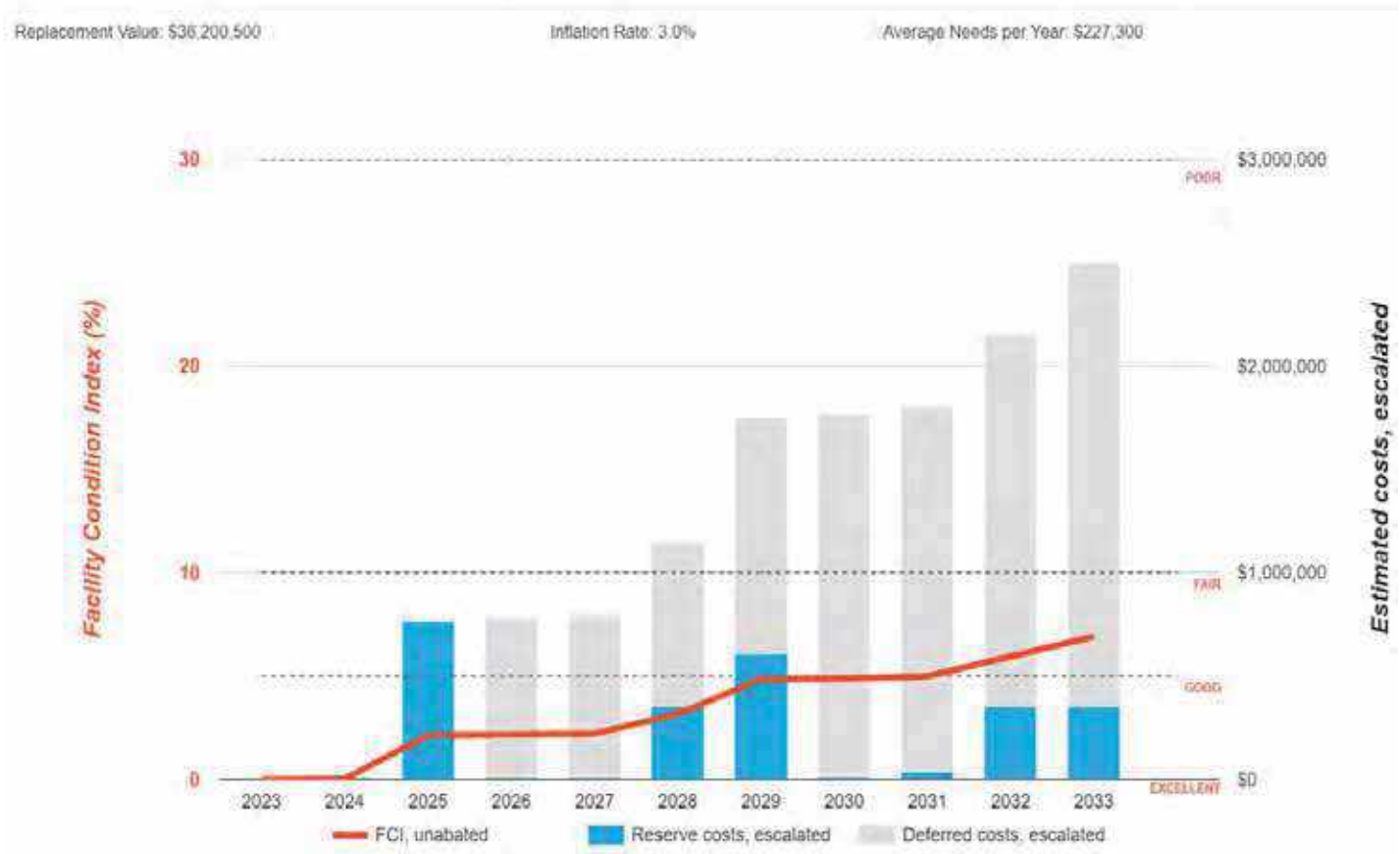
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
City Hall Complex/Police/Library / City Library (1965)	$700	35,600	$24,920,000	0.0%	2.5%	3.8%	6.3%
City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit	$700	1,000	$700,000	0.0%	0.0%	0.9%	11.0%
City Hall Complex/Police/Library / Police Station - Police Station	$700	13,215	$9,250,500	0.0%	0.1%	0.2%	6.4%
City Hall Complex/Police/Library / Police Station - Traffic Office	$700	1,900	$1,330,000	0.0%	0.0%	0.4%	4.7%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs were identified

Key Findings

Roof Structure in Poor condition.

Flat, Concrete Beams & Deck
City Library City Hall Complex/Police/Library Roof

Uniformat Code: B1020
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $580,200

$$$$

Roof leaks throughout the entire flat concrete roof. POC mentioned that there is an ongoing structural analysis. This is an estimated cost allowance for repairs pending study. - AssetCALC ID: 7169692

Roofing in Poor condition.

any type, Repairs per Man-Day
Police Station - Police Station City Hall Complex/Police/Library Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

**$$**$$

Soffit is dropping due to roof leaks - AssetCALC ID: 7172299

Parking Lots in Poor condition.

Pavement, Asphalt
Site City Hall Complex/Police/Library Library Side Lot

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,900

**$$**$$

Isolated areas of cracking - AssetCALC ID: 7169699

Parking Lots in Poor condition.

Pavement, Concrete
Site City Hall Complex/Police/Library Police Station Site

Uniformat Code: G2020
Recommendation: **Crack Fill & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $0

**$$**$$

Minor concrete pavement cracking in rear lot - AssetCALC ID: 7172294

Parking Lots in Poor condition.

Pavement, Asphalt
Site City Hall Complex/Police/Library Rear Lot

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $109,300

$$$$

Alligator cracking throughout - AssetCALC ID: 7172249

Flooring in Poor condition.

Concrete
Police Station - Police Station City Hall Complex/Police/Library Boiler room

Uniformat Code: C2030
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Leaks to floor below - AssetCALC ID: 7172307

Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
City Library City Hall Complex/Police/Library 2nd Floor Staff Room

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Possible asbestos - AssetCALC ID: 7169716

Retaining Wall in Poor condition.

Concrete Masonry Unit (CMU)
Site City Hall Complex/Police/Library Police Station Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $17,900

**$$$**$

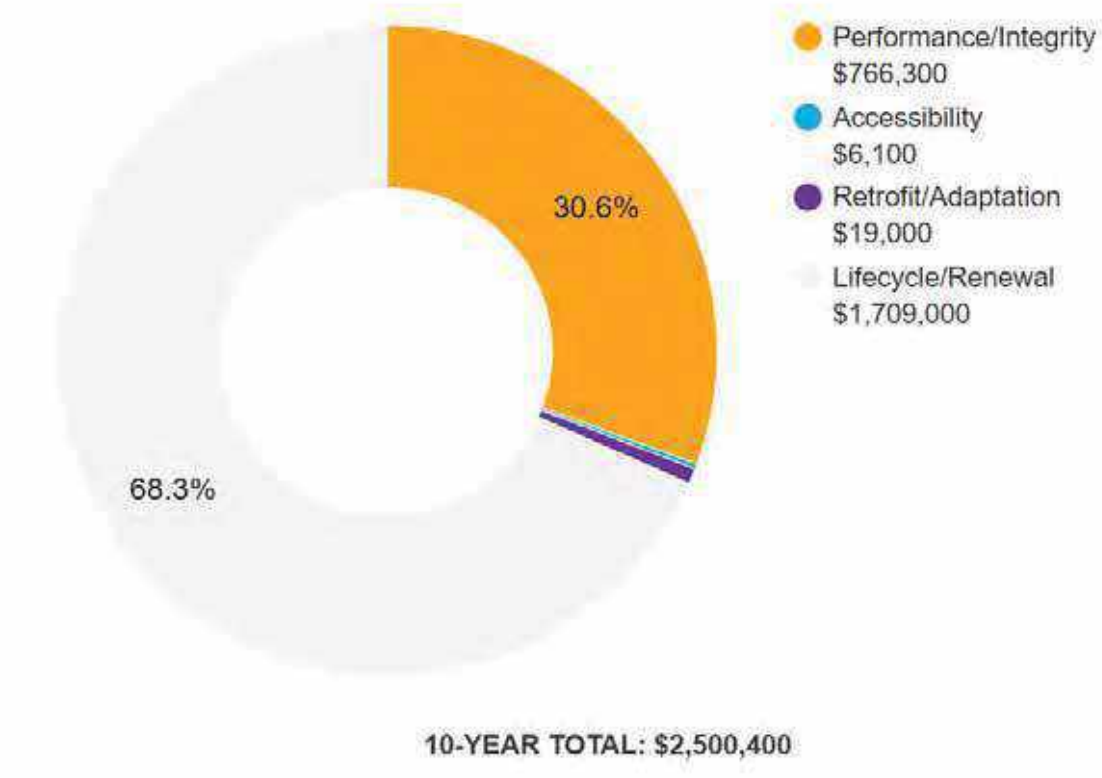
Isolated cracking on CMU wall - AssetCALC ID: 7172250

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.

Plan Type Descriptions		
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 handicap 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.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. City Library

City Library: Systems Summary

Address	140 and 150 South Glendora Avenue, Glendora, California	
Constructed/Renovated	1965	
Building Size	35,600 SF	
Number of Stories	Two	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed and concrete roofs	Poor
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Flat construction with concrete finish Secondary: Hip construction with clay/concrete tiles Tertiary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Painted gypsum board and brick, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: one car serving all two floors	Good
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater and electric instant hot Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, chillers, air handlers, and cooling tower Individual packaged units Supplemental components: ductless split-systems	Fair

City Library: Systems Summary

Fire Suppression	Wet-pipe sprinkler system for five percent of building; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generators	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Concrete roof structural issues and leaks, potential asbestos VCT flooring	

City Library: Systems Expenditure Forecast

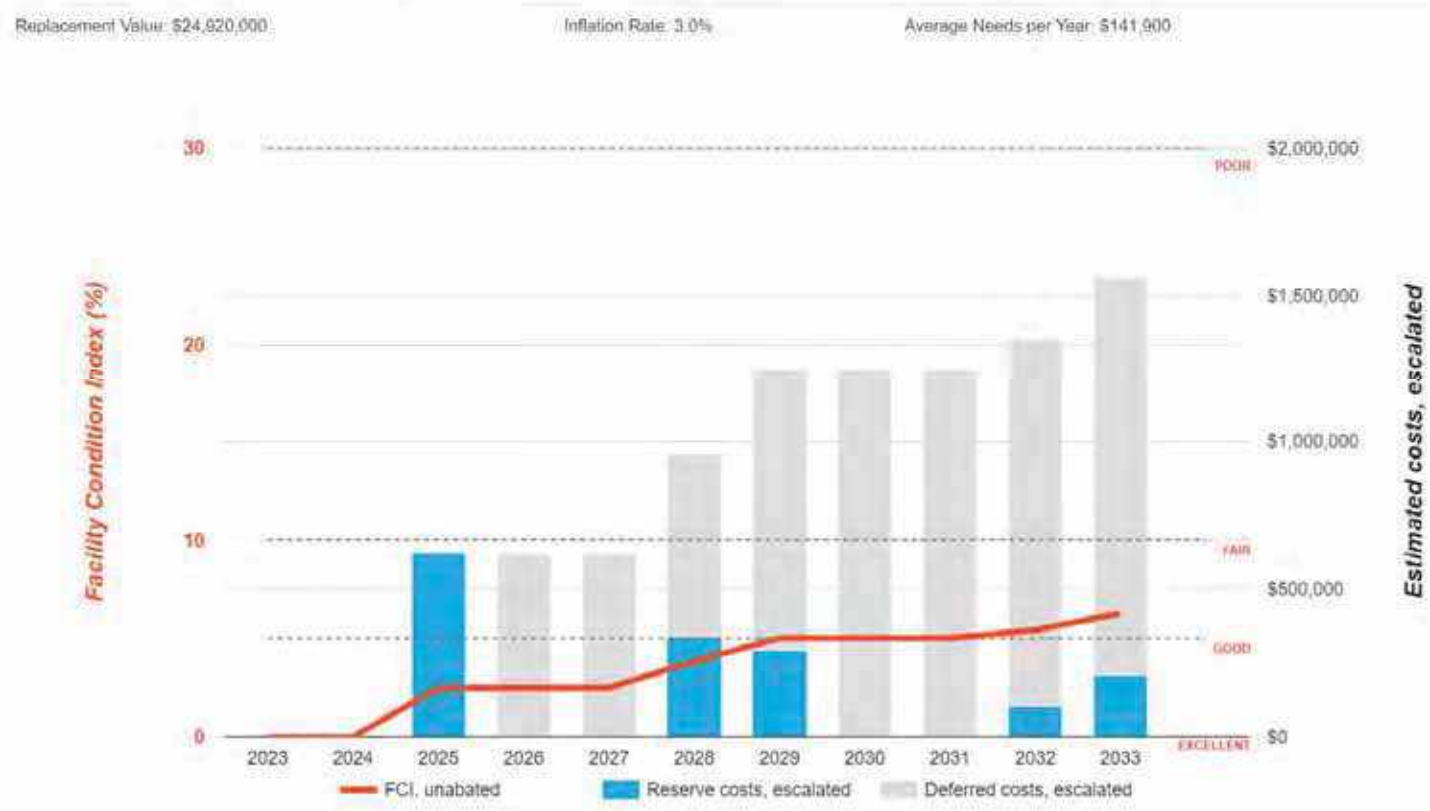
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$615,500	-	-	-	$615,500
Facade	-	-	-	-	$159,700	$159,700
Roofing	-	-	-	-	$62,300	$62,300
Interiors	-	$5,000	$336,300	$184,600	$875,700	$1,401,600
Conveying	-	-	-	$17,500	-	$17,500
Plumbing	-	-	-	$12,600	$88,100	$100,700
HVAC	-	-	-	$161,200	$692,200	$853,400
Fire Protection	-	-	-	-	$3,900	$3,900
Electrical	-	-	-	-	$2,606,400	$2,606,400
Fire Alarm & Electronic Systems	-	-	-	$225,300	-	$225,300
Equipment & Furnishings	-	-	-	$2,700	$34,500	$37,100
Special Construction & Demo	-	-	-	-	$22,400	$22,400
TOTALS (3% inflation)	**-**	**$620,600**	**$336,300**	**$603,700**	**$4,545,200**	**$6,105,800**

*Totals have been rounded to the nearest $100.

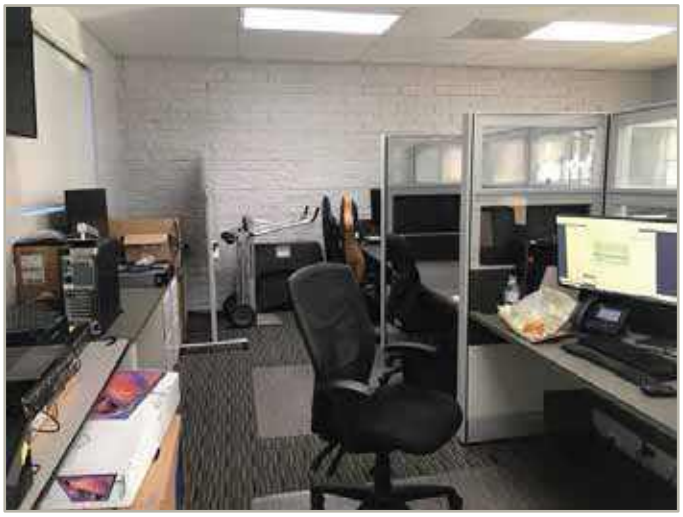
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library City Library



3. Police Station – IT Office/Storage Unit



Police Station – IT Office/Storage Unit: Systems Summary

Address	140 & 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1990's	
Building Size	1,000 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick and stucco with aluminum windows	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, brick, and CMU Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual split system	Fair

Police Station – IT Office/Storage Unit: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Fed from Police Station with copper wiring Interior Lighting: LED Emergency: Diesel generator at Police Station	Fair
Fire Alarm	Alarm panel (located in Police Station), smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Police Station – IT Office/Storage Unit: Systems 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	-	-	$6,200	$14,800	$8,300	$29,300
Roofing	-	-	-	$30,300	-	$30,300
Interiors	-	-	-	$17,300	$31,100	$48,500
Plumbing	-	-	-	-	$1,600	$1,600
HVAC	-	-	-	$6,000	-	$6,000
Electrical	-	-	-	-	$39,900	$39,900
Equipment & Furnishings	-	-	-	$2,700	$3,600	$6,200
TOTALS (3% inflation)	**-**	**-**	**$6,200**	**$71,100**	**$84,700**	**$162,000**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - IT Office/Storage Unit

4. Police Station – Police Station

Police Station – Police Station: Systems Summary

Address	140 and 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1965/2023-2024	
Building Size	13,215 SF	
Number of Stories	One with basement	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and brick, ceramic tile, vinyl Floors: Carpet, VCT, ceramic tile , rubber and quarry tile Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heaters Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central system with boilers, chillers, air handlers, and cooling tower Individual split system Supplemental components: ductless split-systems	Good

Police Station – Police Station: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial Kitchen Equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Boiler room floor leaks, roof leaks and damaged soffit	

Police Station – Police Station: Systems Expenditure Forecast

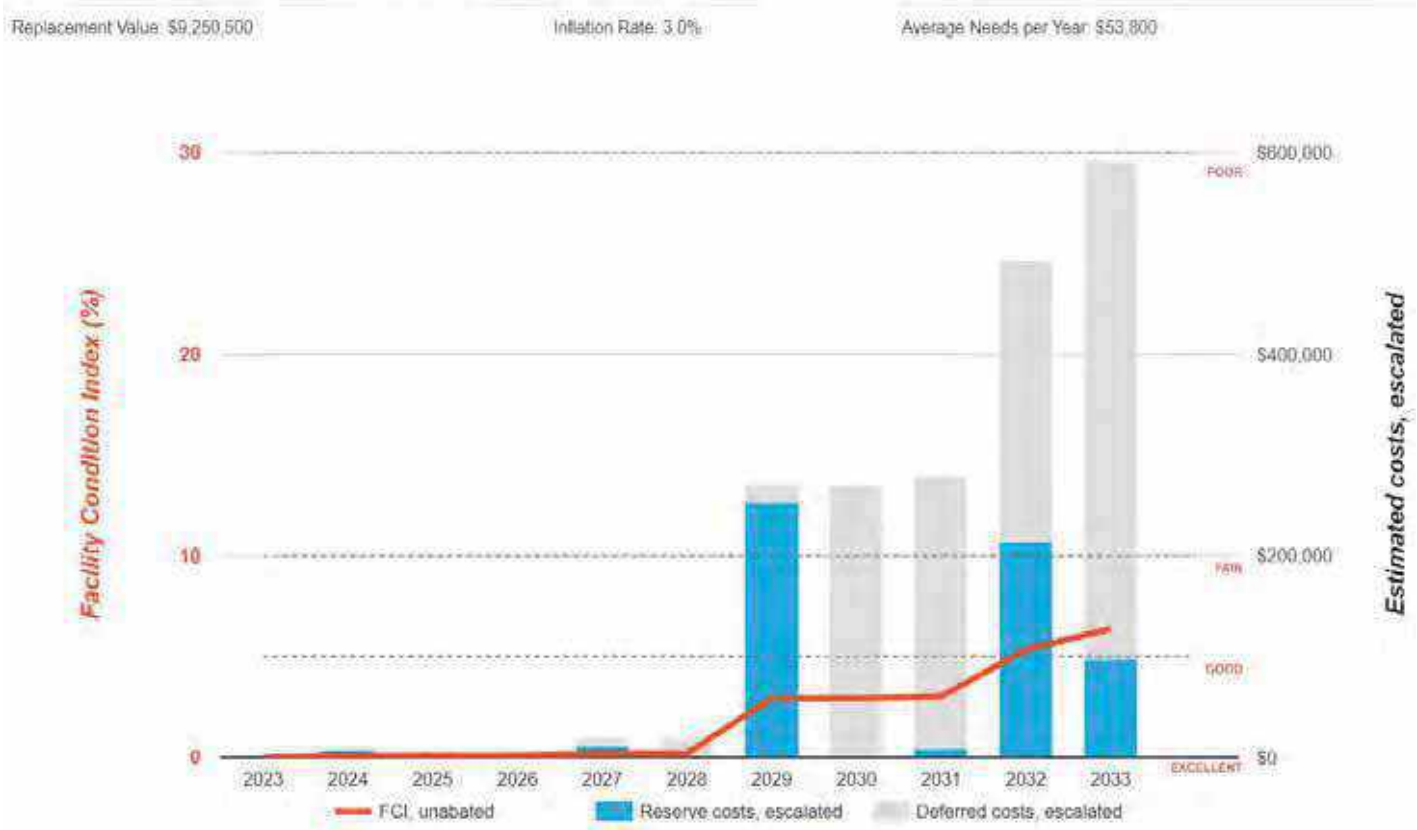
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$41,400	$41,400
Roofing	-	$4,600	-	-	$30,100	$34,700
Interiors	-	$2,300	-	$156,600	$291,800	$450,700
Conveying	-	-	-	-	$40,600	$40,600
Plumbing	-	-	-	$5,800	$150,700	$156,500
HVAC	-	-	$11,600	$43,500	$544,900	$600,000
Electrical	-	-	-	$193,600	$234,400	$427,900
Fire Alarm & Electronic Systems	-	-	-	$108,400	-	$108,400
Equipment & Furnishings	-	-	-	$64,800	$28,400	$93,200
Site Utilities	-	-	-	-	$18,500	$18,500
TOTALS (3% inflation)	**-**	**$6,900**	**$11,600**	**$572,600**	**$1,380,800**	**$1,971,900**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - Police Station



5. Police Station – Traffic Office

Police Station – IT Office/Storage Unit: Systems Summary		
Address	140 and 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1980's	
Building Size	1,900 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick and stucco with aluminum windows	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Metal sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual ductless split system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Police Station – IT Office/Storage Unit: Systems Summary

Electrical	Source & Distribution: Fed from Police Station with copper wiring Interior Lighting: LED Emergency: Diesel generator at Police Station	Fair
Fire Alarm	Alarm panel (located in Police Station), smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Police Station – IT Office/Storage Unit: Systems Expenditure Forecast

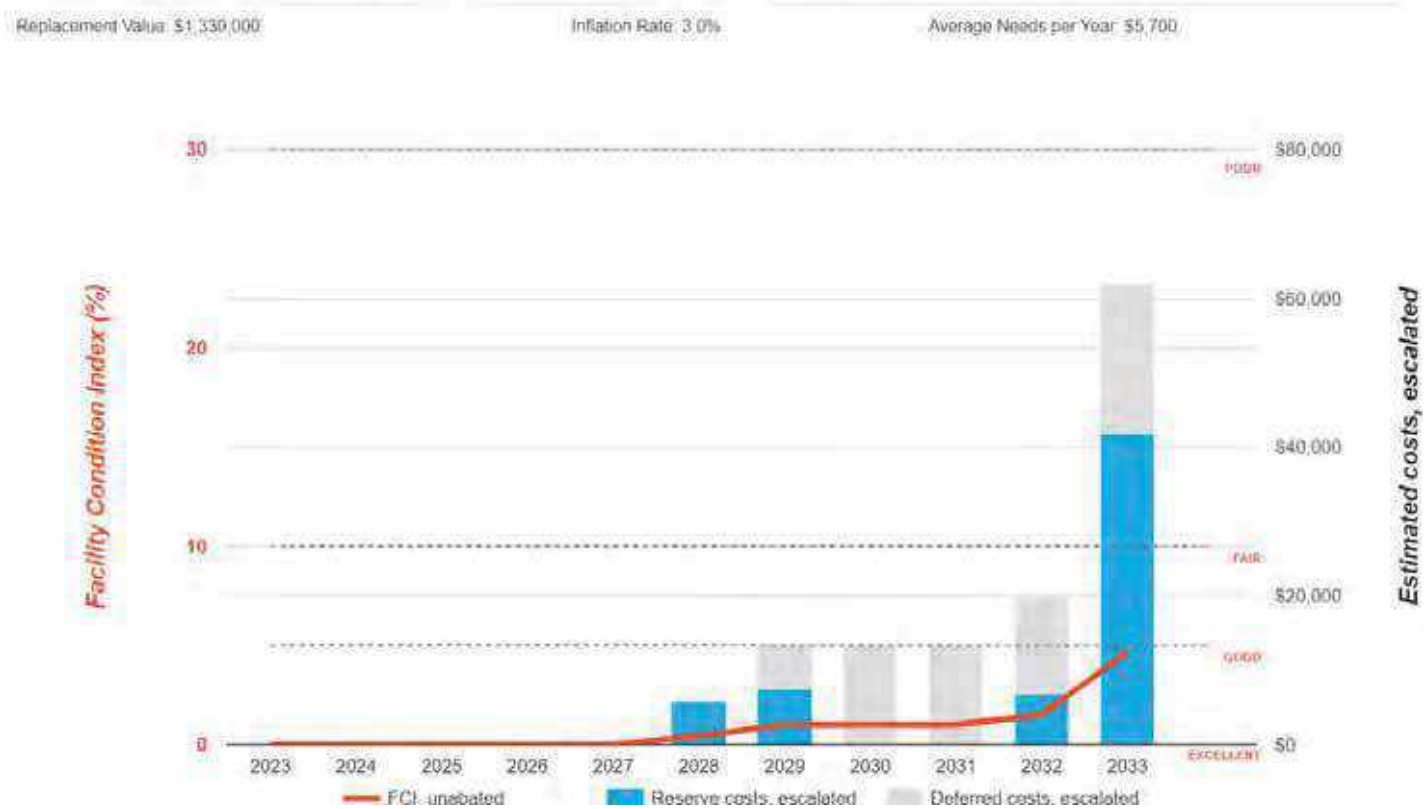
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$5,800	-	$13,200	$19,000
Roofing	-	-	-	$41,800	-	$41,800
Interiors	-	-	-	$7,600	$12,400	$20,000
HVAC	-	-	-	$6,800	-	$6,800
Electrical	-	-	-	-	$75,600	$75,600
TOTALS (3% inflation)	-	-	**$5,800**	**$56,200**	**$101,100**	**$163,100**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - Traffic Office



6. Site Summary

Site Information

Lot Size	2.78 acres (estimated)	
Parking Spaces	103 total spaces all in open lots; four of which are accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; CMU wall and metal tube fencing	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present CMU 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: LED Building-mounted: LED	Fair
Ancillary Structures	CMU dumpster enclosure with roof	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, concrete pavement cracking, CMU retaining wall cracking	

Site: Systems 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
Fire Alarm & Electronic Systems	-	-	-	-	$37,100	$37,100
Site Development	-	$18,900	-	$9,700	$89,400	$118,000
Site Pavement	-	$126,500	$11,200	$43,000	$344,200	$524,900
Site Utilities	-	-	-	-	$130,400	$130,400
TOTALS (3% inflation)	-	**$145,500**	**$11,200**	**$52,700**	**$601,100**	**$810,500**

*Totals have been rounded to the nearest $100.

7. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1965. The facility is currently undergoing a renovation and some accessibility improvements appear to have been implemented.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A prior accessibility survey was performed in the past. 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 addressed in full. A line item by line item comparison between the prior study and BV's recent observations are beyond the scope of this assessment. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. 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. The 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.

10. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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 *effecti e 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.

11. Energy Audit

The purpose of this Energy Audit is to provide City Hall Complex/Police/Library with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

12. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from two electric meters, two gas meters, and two water meters.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Two
Number of gas meters observed	Two
Number of domestic water meter observed	Two

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

13. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on City Hall Complex/Police/Library. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated eight Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$93,592 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$21,620 *n Current ollars*
Net Effective ECM Payback	4.33 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified eight Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For City Hall Complex/Police/Library

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	SIR	Life Cycle Savings	Expected Useful Life (EUL)
						($)	($)	($)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(kW)	(gpm)	(Monetary)	(MTCO2e/Yr)	($)	($)	($)	(Yrs)		($)	(Yrs)
1	Title	Install Low Flow Tankless Bathroom Fixtures	Location: Police Station	$2,775	$1,500	$4,275	$0	$4,275	0	0	0	66	0	0.00	$0	$0	$216	0.01	0.04	$2,500	10.00
	Attribute	Replace 3x 1.5 GPF toilets with 3 1.28 GPF ADA Blunt urinal and Retrofit 7x 1.5 GPF toilets with Dual flush flush valves																			
2	Title	Replace Inefficient Heating Plant	Location: Police Station	$5,000	$27,344	$34,438	$0	$34,438	2,736	0	0	0	274	14.51	$1,123	$263	$3,442	7.72	1.00	$17,763	20.00
	Attribute	Replace (1x) Condensing Boiler boiler(s) with (1x) 95% efficient Condensing Boiler																			
3	Title	Replace Inefficient Heating Plant	Location: Police Station	$7,500	$71,219	$20,219	$0	$20,219	3,617	0	0	0	362	19.00	$1,674	$364	$2,272	8.72	1.00	$10,500	20.00
	Attribute	Replace (1x) Cold iron boiler(s) with (1x) 95% efficient Condensing Boiler																			
4	Title	Install Low Flow Faucet Aerators	Location: Police Station	$77	$90	$167	$0	$167	25	0	0	1	3	0.13	$16	$3	$115	1.19	7.74	$511	10.00
	Attribute	Replace 2x 2GPM rated Mullet aerators with 1GPM WaterSense certified aerators. Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
5	Title	Install Low Flow Tankless Bathroom Fixtures	Location: City Library	$377	$440	$1,017	$0	$1,017	0	0	0	45	0	0.00	$0	$0	$1,042	1.48	7.99	$10,000	10.00
	Attribute	Retrofit 8x 1.28 GPF toilets with dual flush flush valves																			
6	Title	Retrofit Flush Tank Toilets to Dual Flush	Location: Library	$110	$24	$134	$0	$134	0	0	0	21	0	0.00	$0	$0	$299	0.37	17.34	$2,299	10.00
	Attribute	Retrofit 7x 1.28 GPF toilets to dual flush																			
7	Title	Install Low Flow Faucet Aerators	Location: City Library	$46	$40	$86	$0	$86	38	0	0	25	10	0.52	$201	$0	$494	0.15	40.21	$4,162	10.00
	Attribute	Replace 4x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators. Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
8	Title	Install Controls for Temperature Reset Controls For Hot Water Boilers	Location: Police Station	$200	$978	$1,211	$0	$1,211	2,848	0	0	0	285	11.54	$1,324	$0	$2,994	0.18	46.42	$33,123	10.00
	Attribute	Install OA sensors on (1x) boiler(s)																			
		Totals for Mid-Low Cost Items		$324	$574	$324	$0	$199	142	0	0	0	14	0.65	$29	$0	$69	0.42			
		Total Post Capital Cost		$10,610	$97,767	$86,995	$0	$86,995	9,424	0	0	0	939	48.82	$3,836	$761	$11,095	3.51			
		Interactive Savings Discount @ 10%							832	0	0	0	83	4.30	$2,000	$76	$2,102				
		Total Contingency Expenses @ 15%				$12,000		$13,049													
Total for Improvements						$99,000	$0	$99,000	8,294	0	0	0	856	44.34	$19,000	$676	$21,000	4.72			

14. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilot lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✓ Ensure steam traps are functional before start of each heating season
- ✓ Ensure use of chemical treatment for boiler make up water
- ✓ Ensure boiler outside temperature re-set is set to 55F
- ✓ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

15. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall Complex/Police/Library, 140 & 150 South Glendora Avenue, Glendora, California 91741, 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 an 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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16. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - CITY LIBRARY FRONT ELEVATION

2 - CITY LIBRARY LEFT ELEVATION

3 - CITY LIBRARY REAR ELEVATION

4 - CITY LIBRARY RIGHT ELEVATION

5 - IT OFFICE/STORAGE UNIT FRONT ELEVATION

6 - POLICE STATION FRONT ELEVATION

Photographic Overview

7 - POLICE STATION LEFT ELEVATION

8 - POLICE STATION REAR ELEVATION

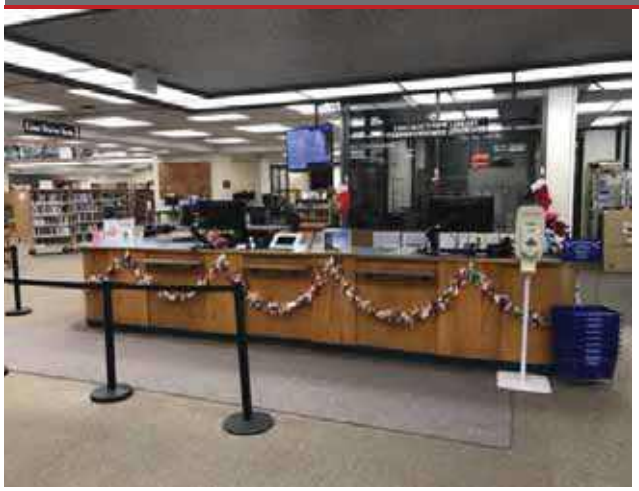
9 - POLICE STATION RIGHT ELEVATION

10 - TRAFFIC OFFICE FRONT ELEVATION

11 – FLAT EPDM ROOFING

12 - CLAY SHINGLE SLOPED ROOFING

Photographic Overview



13 - CITY LIBRARY RECEPTION AREA

14 - CITY LIBRARY INTERIOR OVERVIEW

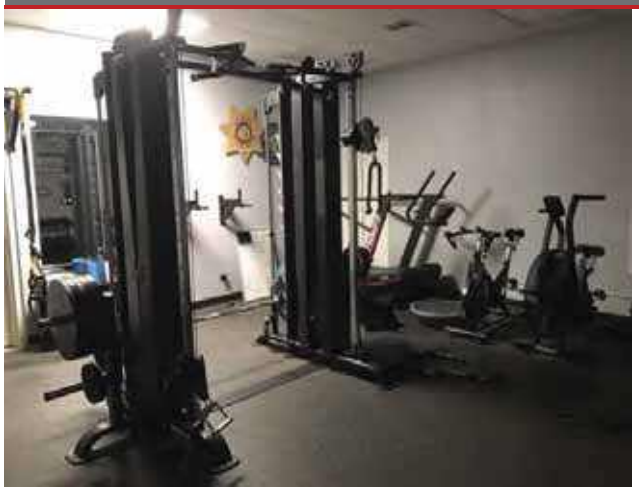
15 - CITY LIBRARY COMPUTER AREA

16 - CITY LIBRARY PRESENTATION HALL

17 - CITY LIBRARY RECREATION ROOM

18 - POLICE STATION RECEPTION AREA

Photographic Overview



19 - POLICE STATION FITNESS CENTER

20 - VERTICAL CONVEYANCE WHEELCHAIR LIFT

21 - STORAGE TANK WATER HEATER

22 - HVAC GAS FIRED BOILER

23 - WATER COOLED CHILLER SYSTEM

24 - BUILDING HVAC COOLING TOWER

Photographic Overview

25 - ROOF MOUNTED PACKAGED UNIT

26 - HVAC AIR HANDLING UNIT

27 - DUCTLESS SPLIT SYSTEM UNIT

28 - MAIN BUILDING ELECTRICAL SWITCHBOARD

29 - BUILDING DIESEL EMERGENCY GENERATOR

30 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview

31 - FIRE ALARM CONTROL PANEL

32 - PARKING LOT

33 - CONCRETE PAVED PATIO AREA

34 - SITE CMU DUMPSTER ENCLOSURE

35 - AUTOMATIC GATE WITH CONTROLLER

36 - SITE POLE LIGHT FIXTURE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-011.379	City Hall Complex/Police/Library
Source	**On-Site Date**
Google	December 13, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	City Hall Complex/Police/Library
Name of person completing form:	Ryan Hacecky
Title / Association w/ property:	Facilities Maintenance Supervisor
Length of time associated w/ property:	2 years
Date Completed:	12/11/2023
Phone Number:	626.672.6306
Method of Completion:	INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1965	Renovated: 0	
2	Building size in SF	35,600 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boiler and chiller replacements. Police station interior renovation.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Ongoing Structural analysis in library. Half of the building 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?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				HVAC leaks in air handler area
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			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: City Hall Complex/Police/Library

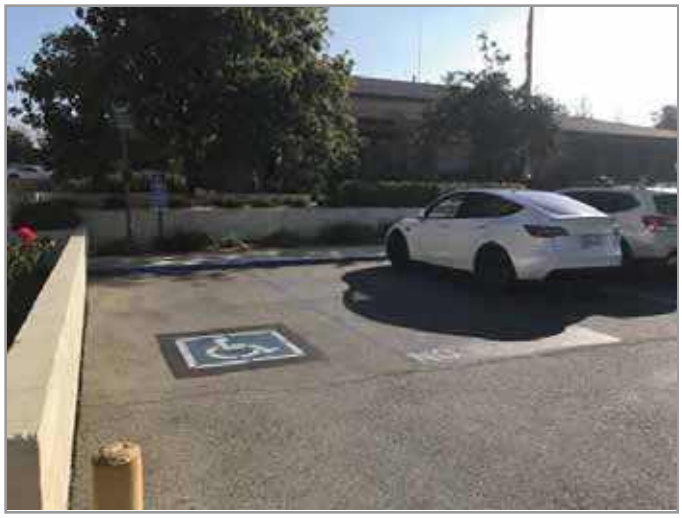
BV Project Number: 158691.23R000-011.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

ACCESSIBLE RAMP

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

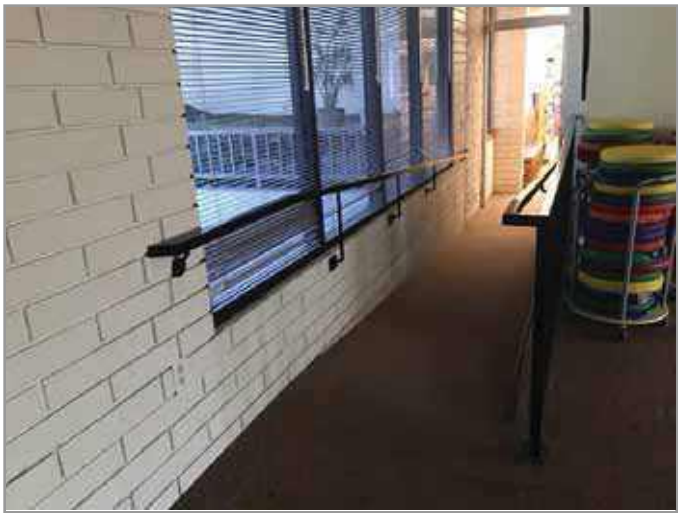
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	X			
6	Do ramps on accessible routes appear to have compliant handrails ?	X			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators

WHEELCHAIR LIFT OVERVIEW

WHEELCHAIR LIFT DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	Wheelchair lift at police station
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?			✕	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Structure, Flat, Concrete Beams & Deck	15,000 SF	2	7169692
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	18	16	7169725
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	500 SF	16	7169754
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	13	16	7169689
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	21	7169698
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	7,550 SF	21	7169732
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	2,750 SF	11	7169691
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	21	7169710
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	11	21	7169752
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	9	21	7169687
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,100 SF	14	7169717
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	49,050 SF	6	7169718
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	21	7169713
C2030	2nd Floor Staff Room	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	400 SF	2	7169716
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	21	7169734
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,800 SF	21	7169731
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	9	7169707
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	26,000 SF	5	7169722
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,600 SF	6	7169694
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	9	7169748
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	27	7169746
Plumbing						
D2010	Friends Room Restroom	Fair	Water Heater, Electric, Instant Hot	1	7	7169700
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	9	7169733
D2010	Boiler room	Good	Water Heater, Gas, Residential	1	14	7169686
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	16	7169745
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	32,700 SF	21	7169708
D2010	Restrooms	Fair	Urinal, Standard	3	16	7169747
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	16	7169742
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	16	7169706

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	16	7169739
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	17	7169741
D3030	Building exterior	Fair	Chiller, Water-Cooled, 61 to 80 TON	1	16	7193723
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	9	7169712
D3030	Building exterior	Good	Cooling Tower, (Typical) Open Circuit	1	22	7169715
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	7169721
D3050	Throughout	Good	HVAC System, Ductwork, Medium Density	35,600 SF	20	7193727
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7169735
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7169729
D3050	Chiller	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7169730
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	35,600 SF	21	7169705
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	7169704
D3050	Chiller	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7169744
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7169751
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7169749
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,635 SF	14	7169727
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	14	7169743
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	14	7169690
D5010	Building exterior	Fair	Generator, Diesel	1	14	7169703
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	7169724
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169696
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169695
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	35,600 SF	20	7193726
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	21	7169714
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169750
D5030	Building exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7169738
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,600 SF	15	7169728
Fire Alarm & Electronic Systems						
D7050	Reception Area	Fair	Fire Alarm Panel, Fully Addressable	1	9	7169720
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	35,600 SF	10	7193729
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7169688
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	11	7169737

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Rear Library Lot	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	375 SF	16	7169702

Component Condition Report | City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior wall	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	7193750
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	9	7172234
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	21	7172246
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,550 SF	6	7172236
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	14	7172243
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	6	7172244
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	7172238
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	11	7172240
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	7172241
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,000 SF	20	7193731
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	16	7172242
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7172235

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	100 SF	21	7172260
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	9	16	7172315
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	16	7172285
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	16	7172276
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	21	7172278
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	1	7172299
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	15,858 SF	21	7172280

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,330 SF	11	7172322
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	21	7172264
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	14	7172320
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	108	11	7172313
C2010	Kitchen	Fair	Wall Finishes, Vinyl	450 SF	9	7172284
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,820 SF	6	7172282
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	21	7172326
C2030	Kitchen	Fair	Flooring, Quarry Tile	300 SF	26	7172277
C2030	Boiler room	Poor	Flooring, Concrete, Repair	50 SF	1	7172307
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	21	7172295
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,665 SF	9	7172265
C2030	Fitness Center	Fair	Flooring, Rubber Tile	1,000 SF	9	7172247
C2030	Offices	Excellent	Flooring, Carpet, Commercial Standard	2,000 SF	11	7172319
Conveying						
D1010	Building exterior	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	16	7172267
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,215 SF	21	7172317
D2010	Boiler room	Excellent	Water Heater, Gas, Commercial (125 MBH)	1	20	7172310
D2010	Boiler room	Excellent	Water Heater, Gas, Commercial (125 MBH)	1	20	7172304
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	7172316
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7172327
D2010	Restrooms	Fair	Urinal, Standard	3	16	7172262
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	16	7172321
D2010	Restrooms	Fair	Shower, Ceramic Tile	3	16	7172274
D2010		Fair	Sink/Lavatory, Service Sink, Laundry	1	16	7172311
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	16	7172256
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	21	7172312
D3020	Chiller Room	Good	Boiler Supplemental Components, Expansion Tank	1	30	7172306
D3030	Chiller Room	Fair	Chiller, Water-Cooled	1	15	7172300
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	15	7172261
D3030	Chiller Room	Fair	Chiller, Water-Cooled	1	15	7172293
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	7172268
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	7172309
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	7172291

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	4	7172290
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	7172279
D3050	Building exterior	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7172318
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,215 SF	15	7193745
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	20	7172296
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	13,215 SF	30	7172272
D3050	Chiller Room	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7172253
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	10	7172283
D3060		Fair	Exhaust Fan, Centrifugal, 16" Damper	1	14	7172251
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	6	7172275
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	14	7172273
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,215 SF	21	7172257
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7172308
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	6	7172297
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7172286
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	7172325
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7172270
D5040		Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,215 SF	16	7172248
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	13,215 SF	10	7193746
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	9	7172237
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	7172259
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7172303
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7172263
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7172292
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7172287
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	7172302
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	7172258
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	11	7172298

Component Condition Report | City Hall Complex/Police/Library / Police Station - Traffic Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | City Hall Complex/Police/Library / Police Station - Traffic Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,120 SF	5	7193936
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	16	7176122
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	16	7176125
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,900 SF	10	7193747
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	275 SF	14	7176124
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,850 SF	6	7176121
C2030	Throughout building	Fair	Flooring, Metal, Sheeting	275 SF	21	7176123
HVAC						
D3030	Office	Fair	Split System Ductless, Single Zone	1	9	7176120
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,900 SF	20	7193742
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,900 SF	15	7193741

Component Condition Report | City Hall Complex/Police/Library / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Police Station Site	Good	Vehicular Access Devices, Gate w/ Controller	1	11	7172289
D7010	Police Station Site	Good	Vehicular Access Devices, Gate w/ Controller	1	11	7172255
Pedestrian Plazas & Walkways						
G2020	Rear Lot	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,000 SF	6	7172271
G2020	Rear Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,000 SF	2	7172249
G2020	Main Parking	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,250 SF	3	7172269
G2020	Library Side Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,800 SF	14	7169723
G2020	Main Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,250 SF	14	7172281
G2020	Police Station Site	Poor	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	50 SF	2	7172294
G2020	Library Side Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,800 SF	2	7169699
Sitework						
G2060	Police Station Site	Poor	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	2	7172250
G2060	City Library Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	700 SF	21	7169740
G2060	City Library Site	Fair	Signage, Property, Monument, Replace/Install	1	11	7169693
G2060	Police Station Site	Fair	Fences & Gates, Fence, Metal Tube 6'	250 LF	21	7172314
G2060	Police Station Site	Fair	Flagpole, Metal	1	16	7172305
G2060	City Library Site	Fair	Bike Rack, Fixed 1-5 Bikes	3	11	7169711
G2060	City Library Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	7	11	7169719

Component Condition Report | City Hall Complex/Police/Library / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Police Station Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	200 SF	26	7172301
G2060	City Library Site	Fair	Park Bench, Wood/Composite/Fiberglass	15	11	7169736
G2060	City Library Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	11	7169697
G2060	Police Station Site	Fair	Signage, Property, Monument, Replace/Install	1	11	7172252
G2060	City Library Site	Fair	Picnic Table, Precast Concrete	2	14	7169709
G2080	Police Station Site	Fair	Irrigation System, Control Panel	1	9	7172288
G2080	Police Station Site	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	11	7172323
G4050	City Library Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	11	7169701
G4050	City Library Site	Fair	Site Light Pole, Concrete Base Only, Replace/Install	2	26	7169753
G4050	Police Station Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7172324
Utilities						
G3060	Police Station Rear Lot	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1	14	7172254

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Hall Complex/Police/Library	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / City Library	$0	$0	$620,588	$0	$0	$336,307	$290,396	$915	$0	$104,044	$225,726	$126,340	$0	$14,638	$787,372	$823,278	$799,872	$90,981	$0	$0	$2,104,421	**$6,324,876**
City Hall Complex/Police/Library / Police Station - Evidence Storage Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit	$0	$0	$0	$0	$0	$6,209	$56,312	$0	$0	$14,752	$0	$1,647	$0	$0	$7,876	$8,344	$31,871	$0	$0	$0	$34,930	**$161,941**
City Hall Complex/Police/Library / Police Station - Police Records and Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / Police Station - Police Station	$0	$6,895	$0	$0	$11,553	$0	$252,656	$0	$8,481	$213,619	$97,858	$216,291	$5,727	$0	$103,288	$333,437	$449,407	$0	$0	$18,000	$254,723	**$1,971,936**
City Hall Complex/Police/Library / Police Station - Traffic Office	$0	$0	$0	$0	$0	$5,795	$7,594	$0	$0	$6,794	$41,786	$0	$0	$0	$2,166	$17,036	$15,577	$0	$0	$0	$66,368	**$163,116**
City Hall Complex/Police/Library / Site	$0	$0	$145,484	$11,156	$0	$0	$0	$12,218	$30,742	$9,706	$0	$189,252	$14,164	$35,639	$298,331	$0	$5,968	$16,420	$41,315	$0	$0	**$810,393**
Grand Total	**$0**	**$6,895**	**$766,072**	**$11,156**	**$11,553**	**$348,311**	**$606,957**	**$13,133**	**$39,223**	**$348,915**	**$365,370**	**$533,530**	**$19,891**	**$50,276**	**$1,199,032**	**$1,182,095**	**$1,302,696**	**$107,400**	**$41,315**	**$18,000**	**$2,460,442**	**$9,432,262**

City Hall Complex/Police/Library

City Hall Complex/Police/Library / City Library

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1020	Roof	7169692	Roof Structure, Flat, Concrete Beams & Deck, Replace	75	73	2	15000	SF	$26.00	$38.68	$580,203			$580,203																			**$580,203**
B2020	Building Exterior	7169725	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	18	EA	$1,250.00	$1,859.63	$33,473																	$33,473					**$33,473**
B2020	Building Exterior	7169754	Storefront, Glazing & Framing, Replace	30	14	16	500	SF	$55.00	$81.82	$40,912																	$40,912					**$40,912**
B2050	Building Exterior	7169689	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	13	EA	$1,300.00	$1,934.01	$25,142																	$25,142					**$25,142**
B3010	Roof	7169691	Roofing, Single-Ply Membrane, EPDM, Replace	20	9	11	2750	SF	$11.00	$16.36	$45,003												$45,003										**$45,003**
C1070	Throughout building	7169717	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	27100	SF	$3.50	$5.21	$141,108															$141,108							**$141,108**
C2010	Throughout building	7169718	Wall Finishes, any surface, Prep & Paint	10	4	6	49050	SF	$1.50	$2.23	$109,458							$109,458										$109,458					**$218,915**
C2030	2nd Floor Staff Room	7169716	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	400	SF	$8.00	$11.90	$4,761			$4,761															$4,761				**$9,521**
C2030	Throughout building	7169707	Flooring, Vinyl Tile (VCT), Replace	15	6	9	3500	SF	$5.00	$7.44	$26,035											$26,035											**$26,035**
C2030	Throughout building	7169722	Flooring, Carpet, Commercial Standard, Replace	10	5	5	26000	SF	$7.50	$11.16	$290,102						$290,102																**$580,203**
C2050	Throughout building	7169694	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	5600	SF	$2.00	$2.98	$16,662							$16,662										$16,662					**$33,324**
D1010	Elevator	7169748	Elevator Cab Finishes, Standard, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389											$13,389											**$13,389**
D2010	Friends Room Restroom	7169700	Water Heater, Electric, Instant Hot, Replace	15	8	7	1	EA	$500.00	$743.85	$744								$744														**$744**
D2010	Boiler room	7169686	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	$1,300.00	$1,934.01	$1,934															$1,934							**$1,934**
D2010	Throughout building	7169733	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	4	EA	$1,500.00	$2,231.55	$8,926											$8,926											**$8,926**
D2010	Throughout building	7169739	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	5	EA	$1,200.00	$1,785.24	$8,926																	$8,926					**$8,926**
D2010	Restrooms	7169745	Toilet, Residential Water Closet, Replace	30	14	16	1	EA	$700.00	$1,041.39	$1,041																	$1,041					**$1,041**
D2010	Restrooms	7169706	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	9	EA	$1,700.00	$2,529.09	$22,762																	$22,762					**$22,762**
D2010	Restrooms	7169747	Urinal, Standard, Replace	30	14	16	3	EA	$1,100.00	$1,636.47	$4,909																	$4,909					**$4,909**
D2010	Restrooms	7169742	Toilet, Commercial Water Closet, Replace	30	14	16	8	EA	$1,300.00	$1,934.01	$15,472																	$15,472					**$15,472**
D3020	Boiler room	7169741	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$33,800.00	$50,284.26	$50,284																		$50,284				**$50,284**
D3030	Building exterior	7193723	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	9	16	1	EA	$88,400.00	$131,512.68	$131,513																	$131,513					**$131,513**
D3030	Roof	7169712	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075											$9,075											**$9,075**
D3030	Roof	7169721	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$6,100.00	$9,074.97	$9,075												$9,075										**$9,075**
D3050	Chiller	7169730	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$11,306.52	$11,307							$11,307															**$11,307**
D3050	Chiller	7169744	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$11,306.52	$11,307							$11,307															**$11,307**
D3050	Mechanical room	7169729	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	$31,000.00	$46,118.70	$46,119							$46,119															**$46,119**
D3050	Mechanical room	7169735	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	$31,000.00	$46,118.70	$46,119							$46,119															**$46,119**
D3050	Roof	7169704	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$11,157.75	$11,158												$11,158										**$11,158**
D3050	Roof	7169751	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$11,000.00	$16,364.70	$16,365																	$16,365					**$16,365**
D3050	Throughout	7193727	HVAC System, Ductwork, Medium Density, Replace	30	10	20	35600	SF	$4.00	$5.95	$211,848																					$211,848	**$211,848**
D3060	Roof	7169749	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570													$3,570									**$3,570**
D4010	Throughout building	7169727	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	1635	SF	$1.07	$1.59	$2,603															$2,603							**$2,603**
D5010	Building exterior	7169743	Generator, Diesel, Replace	25	11	14	1	EA	$120,000.00	$178,524.00	$178,524															$178,524							**$178,524**
D5010	Building exterior	7169703	Generator, Diesel, Replace	25	11	14	1	EA	$120,000.00	$178,524.00	$178,524															$178,524							**$178,524**
D5010	Building exterior	7169690	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$12,000.00	$17,852.40	$17,852															$17,852							**$17,852**

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Mechanical room	7169724	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$6,700.00	$9,967.59	$9,968														$9,968									$9,968
D5020	Electrical room	7169696	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$5,400.00	$8,033.58	$8,034																	$8,034						$8,034
D5020	Electrical room	7169750	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803						$23,803
D5020	Electrical room	7169695	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803						$23,803
D5020	Throughout	7193726	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	35600	SF	$18.00	$26.78	$953,318																						$953,318	$953,318
D5030	Building exterior	7169738	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224											$9,224
D5040	Throughout building	7169728	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	35600	SF	$4.50	$6.69	$238,330																$238,330							$238,330
D7050	Reception Area	7169720	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$22,315.50	$22,316										$22,316													$22,316
D7050	Throughout	7193729	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	10	10	35600	SF	$3.00	$4.46	$158,886											$158,886												$158,886
E1040	Lobby	7169688	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						$4,463
E2010	Throughout building	7169737	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	50	LF	$300.00	$446.31	$22,316												$22,316											$22,316
F1020	Rear Library Lot	7169702	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	375	SF	$25.00	$37.19	$13,947																	$13,947						$13,947
Totals, Unescalated												**$0**	**$0**	**$584,964**	**$0**	**$0**	**$290,102**	**$243,202**	**$744**	**$0**	**$79,741**	**$167,961**	**$91,270**	**$0**	**$9,968**	**$520,545**	**$528,431**	**$498,454**	**$55,045**	**$0**	**$0**	**$1,165,167**	**$4,235,593**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$620,588**	**$0**	**$0**	**$336,307**	**$290,396**	**$915**	**$0**	**$104,044**	**$225,726**	**$126,340**	**$0**	**$14,638**	**$787,372**	**$823,278**	**$799,872**	**$90,981**	**$0**	**$0**	**$2,104,421**	**$6,324,876**

City Hall Complex/Police/Library / Police Station - Evidence Storage Unit

City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Exterior wall	7193750	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1200	SF	$3.00	$4.46	$5,356						$5,356										$5,356							$10,711
B2020	Building Exterior	7172234	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	8	EA	$950.00	$1,413.32	$11,307										$11,307													$11,307
B3010	Roof	7172236	Roofing, Single-Ply Membrane, EPDM, Replace	20	14	6	1550	SF	$11.00	$16.36	$25,365							$25,365																$25,365
C1070	Throughout building	7172243	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	1000	SF	$3.50	$5.21	$5,207														$5,207									$5,207
C2010	Throughout building	7172244	Wall Finishes, any surface, Prep & Paint	10	4	6	1500	SF	$1.50	$2.23	$3,347							$3,347									$3,347							$6,695
C2030	Throughout building	7172238	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1000	SF	$7.50	$11.16	$11,158							$11,158									$11,158							$22,316
D2010	Utility closet	7172240	Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	1	EA	$800.00	$1,190.16	$1,190												$1,190											$1,190
D3030	Roof	7172241	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$5,058.18	$5,058							$5,058																$5,058
D5020	Throughout	7193731	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1000	SF	$13.00	$19.34	$19,340																					$19,340		$19,340
D5040	Throughout building	7172242	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	4	16	1000	SF	$2.10	$3.12	$3,124																	$3,124						$3,124
E1040	Office	7172235	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						$4,463
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$5,356**	**$47,160**	**$0**	**$0**	**$11,307**	**$0**	**$1,190**	**$0**	**$0**	**$5,207**	**$5,356**	**$19,861**	**$0**	**$0**	**$0**	**$19,340**	**$114,776**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$6,209**	**$56,312**	**$0**	**$0**	**$14,752**	**$0**	**$1,647**	**$0**	**$0**	**$7,876**	**$8,344**	**$31,871**	**$0**	**$0**	**$0**	**$34,930**	**$161,941**

City Hall Complex/Police/Library / Police Station - Police Records and Storage

City Hall Complex/Police/Library / Police Station - Police Station

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7172315	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	14	16	9	EA	$650.00	$967.01	$8,703																	$8,703						$8,703
B2020	Building Exterior	7172285	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	8	EA	$950.00	$1,413.32	$11,307																	$11,307						$11,307
B2050	Building Exterior	7172276	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	3	EA	$1,300.00	$1,934.01	$5,802																	$5,802						$5,802
B3010	Roof	7172299	Roofing, any type, Repairs per Man-Day, Repair	0	-1	1	2	EA	$1,500.00	$2,231.55	$4,463		$4,463																					$4,463
B3010	Roof	7172322	Roofing, Single-Ply Membrane, EPDM, Replace	20	9	11	1330	SF	$11.00	$16.36	$21,765												$21,765											$21,765
C1070	Throughout building	7172320	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	10000	SF	$3.50	$5.21	$52,070															$52,070								$52,070
C1090	Locker Room	7172313	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	108	EA	$500.00	$743.85	$80,336												$80,336											$80,336
C2010	Kitchen	7172284	Wall Finishes, Vinyl, Replace	15	6	9	450	SF	$2.50	$3.72	$1,674										$1,674													$1,674
C2010	Throughout building	7172282	Wall Finishes, any surface, Prep & Paint	10	4	6	19820	SF	$1.50	$2.23	$44,229							$44,229										$44,229						$88,459
C2030	Boiler room	7172307	Flooring, Concrete, Repair	0	-1	1	50	SF	$30.00	$44.63	$2,232		$2,232																					$2,232
C2030	Fitness Center	7172247	Flooring, Rubber Tile, Replace	15	6	9	1000	SF	$9.00	$13.39	$13,389										$13,389													$13,389
C2030	Throughout building	7172265	Flooring, Vinyl Tile (VCT), Replace	15	6	9	8665	SF	$5.00	$7.44	$64,455										$64,455													$64,455
C2030	Offices	7172319	Flooring, Carpet, Commercial Standard, Replace	10	-1	11	2000	SF	$7.50	$11.16	$22,316												$22,316											$22,316

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D1010	Building exterior	7172267	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	9	16	1	EA	$17,000.00	$25,290.90	$25,291																	$25,291					**$25,291**
D2010	Boiler room	7172304	Water Heater, Gas, Commercial (125 MBH), Replace	20	0	20	1	EA	$12,400.00	$18,447.48	$18,447																					$18,447	**$18,447**
D2010	Boiler room	7172310	Water Heater, Gas, Commercial (125 MBH), Replace	20	0	20	1	EA	$12,400.00	$18,447.48	$18,447																					$18,447	**$18,447**
D2010	Police Station - Police Station	7172316	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	$1,500.00	$2,231.55	$4,463										$4,463												**$4,463**
D2010	Kitchen	7172327	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
D2010	Restrooms	7172256	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	7	EA	$1,700.00	$2,529.09	$17,704																	$17,704					**$17,704**
D2010	Restrooms	7172262	Urinal, Standard, Replace	30	14	16	3	EA	$1,100.00	$1,636.47	$4,909																	$4,909					**$4,909**
D2010	Restrooms	7172274	Shower, Ceramic Tile, Replace	30	14	16	3	EA	$2,500.00	$3,719.25	$11,158																	$11,158					**$11,158**
D2010	Restrooms	7172321	Toilet, Commercial Water Closet, Replace	30	14	16	7	EA	$1,300.00	$1,934.01	$13,538																	$13,538					**$13,538**
D2010	Police Station - Police Station	7172311	Sink/Lavatory, Service Sink, Laundry, Replace	30	14	16	1	EA	$900.00	$1,338.93	$1,339																	$1,339					**$1,339**
D3030	Building exterior	7172261	Cooling Tower, (Typical) Open Circuit, Replace	25	10	15	1	EA	$24,600.00	$36,597.42	$36,597																$36,597						**$36,597**
D3030	Chiller Room	7172293	Chiller, Water-Cooled, Replace	25	10	15	1	EA	$33,200.00	$49,391.64	$49,392																$49,392						**$49,392**
D3030	Chiller Room	7172300	Chiller, Water-Cooled, Replace	25	10	15	1	EA	$33,200.00	$49,391.64	$49,392																$49,392						**$49,392**
D3030	Building exterior	7172290	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$5,206.95	$5,207					$5,207															$5,207		**$10,414**
D3030	Building exterior	7172279	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$5,058.18	$5,058					$5,058															$5,058		**$10,116**
D3030	Building exterior	7172309	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3030	Roof	7172268	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3030	Building exterior	7172291	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3050	Throughout	7193745	HVAC System, Ductwork, Medium Density, Replace	30	15	15	13215	SF	$4.00	$5.95	$78,640																$78,640						**$78,640**
D3050	Roof	7172296	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	10	20	1	EA	$70,000.00	$104,139.00	$104,139																					$104,139	**$104,139**
D3060	Roof	7172283	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	10	10	1	EA	$4,000.00	$5,950.80	$5,951											$5,951											**$5,951**
D3060	Police Station - Police Station	7172251	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$3,570.48	$3,570															$3,570							**$3,570**
D5010	Building exterior	7172275	Generator, Diesel, Replace	25	19	6	1	EA	$58,000.00	$86,286.60	$86,287							$86,287															**$86,287**
D5010	Electrical room	7172273	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$8,500.00	$12,645.45	$12,645															$12,645							**$12,645**
D5020	Electrical room	7172297	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$45,000.00	$66,946.50	$66,947							$66,947															**$66,947**
D5020	Electrical room	7172308	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$20,000.00	$29,754.00	$29,754																	$29,754					**$29,754**
D5030	Chiller Room	7172325	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$7,884.81	$7,885											$7,885											**$7,885**
D5030	Chiller Room	7172286	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224										**$9,224**
D5030	Roof	7172270	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224										**$9,224**
D5040	Police Station - Police Station	7172248	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	13215	SF	$4.50	$6.69	$88,470																	$88,470					**$88,470**
D7050	Utility closet	7172237	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$22,315.50	$22,316										$22,316												**$22,316**
D7050	Throughout	7193746	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	10	10	13215	SF	$3.00	$4.46	$58,980											$58,980											**$58,980**
E1030	Kitchen	7172303	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$9,500.00	$14,133.15	$14,133							$14,133										$14,133					**$28,266**
E1030	Kitchen	7172292	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$6,694.65	$6,695									$6,695													**$6,695**
E1030	Kitchen	7172259	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,100.00	$4,611.87	$4,612										$4,612												**$4,612**
E1030	Kitchen	7172302	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$9,967.59	$9,968										$9,968												**$9,968**
E1030	Kitchen	7172258	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	6	9	1	EA	$6,000.00	$8,926.20	$8,926										$8,926												**$8,926**
E1030	Kitchen	7172263	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$6,694.65	$6,695										$6,695												**$6,695**
E1030	Kitchen	7172287	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	$2,700.00	$4,016.79	$4,017													$4,017									**$4,017**
G4050	Building exterior	7172298	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	15	EA	$600.00	$892.62	$13,389												$13,389										**$13,389**
Totals, Unescalated												**$0**	**$6,695**	**$0**	**$0**	**$10,265**	**$0**	**$211,596**	**$0**	**$6,695**	**$163,721**	**$72,815**	**$156,253**	**$4,017**	**$0**	**$68,285**	**$214,021**	**$280,056**	**$0**	**$0**	**$10,265**	**$141,034**	**$1,345,718**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,895**	**$0**	**$0**	**$11,553**	**$0**	**$252,656**	**$0**	**$8,481**	**$213,619**	**$97,858**	**$216,291**	**$5,727**	**$0**	**$103,288**	**$333,437**	**$449,407**	**$0**	**$0**	**$18,000**	**$254,723**	**$1,971,936**

City Hall Complex/Police/Library / Police Station - Traffic Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7193936	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1120	SF	$3.00	$4.46	$4,999						$4,999										$4,999						**$9,997**
B2020	Building Exterior	7176122	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	1	EA	$950.00	$1,413.32	$1,413																	$1,413					**$1,413**
B2050	Building Exterior	7176125	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	1	EA	$1,300.00	$1,934.01	$1,934																	$1,934					**$1,934**
B3010	Roof	7193747	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	1900	SF	$11.00	$16.36	$31,093										$31,093												**$31,093**
C1070	Throughout building	7176124	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	275	SF	$3.50	$5.21	$1,432															$1,432							**$1,432**
C2010	Throughout building	7176121	Wall Finishes, any surface, Prep & Paint	10	4	6	2850	SF	$1.50	$2.23	$6,360							$6,360									$6,360						**$12,720**

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	Office	7176120	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$3,500.00	$5,206.95	$5,207										$5,207												**$5,207**
D5020	Throughout	7193742	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1900	SF	$13.00	$19.34	$36,746																					$36,746		**$36,746**
D5040	Throughout	7193741	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	5	15	1900	SF	$2.10	$3.12	$5,936																$5,936							**$5,936**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$4,999**	**$6,360**	**$0**	**$0**	**$5,207**	**$31,093**	**$0**	**$0**	**$0**	**$1,432**	**$10,935**	**$9,707**	**$0**	**$0**	**$0**	**$36,746**	**$106,478**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$5,795**	**$7,594**	**$0**	**$0**	**$6,794**	**$41,786**	**$0**	**$0**	**$0**	**$2,166**	**$17,036**	**$15,577**	**$0**	**$0**	**$0**	**$66,368**	**$163,116**

City Hall Complex/Police/Library / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Police Station Site	7172289	Vehicular Access Devices, Gate w/ Controller, Replace	15	4	11	1	EA	$9,000.00	$13,389.30	$13,389												$13,389											**$13,389**
D7010	Police Station Site	7172255	Vehicular Access Devices, Gate w/ Controller, Replace	15	4	11	1	EA	$9,000.00	$13,389.30	$13,389												$13,389											**$13,389**
G2020	Library Side Lot	7169699	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	14800	SF	$0.45	$0.67	$9,908			$9,908					$9,908					$9,908						$9,908				**$39,632**
G2020	Rear Lot	7172249	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	21000	SF	$3.50	$5.21	$109,346			$109,346																				**$109,346**
G2020	Police Station Site	7172294	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	5	3	2	50	SF	$0.35	$0.52	$26			$26					$26					$26						$26				**$104**
G2020	Main Parking	7172269	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	15250	SF	$0.45	$0.67	$10,209				$10,209					$10,209					$10,209						$10,209				**$40,837**
G2020	Rear Lot	7172271	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	-1	*6	21000	SF	$0.45	$0.67	$14,059									$14,059					$14,059						$14,059				**$42,176**
G2020	Library Side Lot	7169723	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	14800	SF	$3.50	$5.21	$77,063															$77,063								**$77,063**
G2020	Main Parking	7172281	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	15250	SF	$3.50	$5.21	$79,406															$79,406								**$79,406**
G2060	City Library Site	7169736	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	15	EA	$600.00	$892.62	$13,389												$13,389											**$13,389**
G2060	City Library Site	7169711	Bike Rack, Fixed 1-5 Bikes, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678											**$2,678**
G2060	City Library Site	7169719	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	7	EA	$700.00	$1,041.39	$7,290												$7,290											**$7,290**
G2060	City Library Site	7169697	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	2	EA	$600.00	$892.62	$1,785												$1,785											**$1,785**
G2060	City Library Site	7169709	Picnic Table, Precast Concrete, Replace	25	11	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
G2060	City Library Site	7169693	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463											**$4,463**
G2060	Police Station Site	7172252	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463											**$4,463**
G2060	Police Station Site	7172305	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719						**$3,719**
G2060	Police Station Site	7172250	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	38	2	200	SF	$60.00	$89.26	$17,852			$17,852																				**$17,852**
G2080	Police Station Site	7172288	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$5,000.00	$7,438.50	$7,439										$7,439													**$7,439**
G2080	Police Station Site	7172323	Irrigation System, Drip System, Replace/Install	20	9	11	5000	SF	$3.00	$4.46	$22,316												$22,316											**$22,316**
G3060	Police Station Rear Lot	7172254	Storage Tank, Site Fuel, Underground, Replace/Install	25	11	14	1	EA	$25,000.00	$37,192.50	$37,193															$37,193								**$37,193**
G4050	City Library Site	7169701	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	8	EA	$4,000.00	$5,950.80	$47,606												$47,606											**$47,606**
G4050	Police Station Site	7172324	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951											**$5,951**
Totals, Unescalated												**$0**	**$0**	**$137,132**	**$10,209**	**$0**	**$0**	**$0**	**$9,934**	**$24,268**	**$7,439**	**$0**	**$136,720**	**$9,934**	**$24,268**	**$197,232**	**$0**	**$3,719**	**$9,934**	**$24,268**	**$0**	**$0**	**$595,058**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$145,484**	**$11,156**	**$0**	**$0**	**$0**	**$12,218**	**$30,742**	**$9,706**	**$0**	**$189,252**	**$14,164**	**$35,639**	**$298,331**	**$0**	**$5,968**	**$16,420**	**$41,315**	**$0**	**$0**	**$810,393**

Appendix G:
Equipment Inventory List

Mechanical Inventory - City Hall Complex/Police/Library							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Friends Room Restroom	Water Heater	3.7 gal	1	2014	Chronomite	SR-20L/240-I	1459723
Boiler room	Water Heater	74 GAL	1	2023	A. O. Smith	BL-80 100	2235130806893
Boiler room	Water Heater	74 GAL	1	2023	A. O. Smith	BL-80 100	2235130806892
Boiler room	Water Heater	40 GAL	1	2022	A. O. Smith	GUR-40 450	2244131569482
Boiler room	Boiler	650 MBH	1	2014	Raypak	No dataplate	1409385061
Boiler room	Boiler	850 MBH	1	2009	Raypak	H7-0856L	V092300961
Chiller Room	Chiller	30 TON	1	2013	Carrier	30MPW03060A01005	4013021386
Chiller Room	Chiller	30 TON	1	2013	Carrier	30MPW03060A01005	4013021387
Building exterior	Chiller	Inaccessible	1	2013	Inaccessible	Inaccessible	Inaccessible
Building exterior	Cooling Tower	52 TON	1	2013	BAC	VTO-052-J	U136549502-01
Building exterior	Cooling Tower	64 TON	1	2019	Baltimore Aircoil Com	VC1-90P	U190780601-0
Building exterior	Split System	1.5 TON	1	2011	Carrier	38YRA018340	1105E47566
Roof	Split System	2 TON	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Split System Ductless	2.5 TON	1	Unknown	Sanyo	C3032	0001623
Office	Split System Ductless	No dataplate TON	1	Unknown	Mitsubishi Electric	No dataplate	No dataplate
Building exterior	Split System Ductless	3 TON	1	Unknown	Turbo Air	Inaccessible	Inaccessible
Building exterior	Split System Ductless	2.5 TON	1	Unknown	Sanyo	C3032	0026603
Building exterior	Split System Ductless	1 TON	1	2006	Sanyo	CL1271	0045662
Roof	Split System Ductless	5 TON	1	2017	Mitsubishi Electric	PUMY-P60NKMU1	7YU03490A
Roof	Split System Ductless	3 TON	1	Unknown	Fujitsu	AOU36RLXB	FTN015589
Building exterior	Pump	5 HP	1	2023	WEG	00518ET3E184JM-W22	1081436237
Chiller	Pump	15 HP	1	2003	Super Eagle	EM2333T	C0305290191
Chiller Room	Pump	5 HP	1	2023	WEG	00518ET3E184JM-W22	No dataplate
Chiller	Pump	15 HP	1	2003	Super Eagle	EM2333T	C0302170037
Mechanical room	Air Handler	No dataplate CFM	1	1971	Carrier	39CB1301U420	Inaccessible
Mechanical room	Air Handler	No dataplate CFM	1	1971	Carrier	39CB1301U420	711700771
Roof	Air Handler	13000 CFM	1	2013	Trane	CSAA030UAF00	K13H77767
Roof	Packaged Unit	Inaccessible TON	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Packaged Unit	5 TON	1	2018	Carrier	50TCQA06A2A6A0A0A0	1810G40377

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Police Station
Attribute:	Replace 3x; 1.6GPF urinals with 0.125 GPF -Wall Mount urinal and Retrofit 7x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	20	
Number of Females	20	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	3	
Number of Water Closets To Be Retrofitted	7	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	Yes	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	1.60	GPF
Proposed Urinal	0.125 GPF -Wall Mount	
GPF of Proposed Urinal Flush Valve** ***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*	0.125	GPF

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No	
No. of Tankless Water Closets	7	
GPF of Proposed Dual Flush- Water Closet Valve* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 0.48	GPF
Estimated Annual Water Savings From Male Users	5.22	kGal
Estimated Annual Water Savings From Female Users	26.09	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	31.31	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	34.36	kgal
Total Annual Water Savings in kgal	65.67	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18
Estimated Cost Savings From Water	$734

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$446
Labor Cost for Installing New Urinal(s)	$2,968
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$560
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$802
Estimated Total Cost For Retrofit	$4,776
Simple Pay Back Period	6.51 Yrs
Type of Recommendation	Capital Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$4,776	Simple Payback Period:	6.51 Yrs
Annual Cost Savings:	$734		

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UIC	Replace Inefficient Heating Plant
EAH1A	Location: Police Station
Attributes:	Replace (1x) Condensing Boiler boiler(s) with (1x) 95% efficient Condensing Boiler

Existing System

Select Type of Heating Fuel	Natural Gas	Existing Boiler Type:	Condensing Boiler
No. of Heating Units To Be Replaced:		1	Qty
Rated Heating Capacity of Each Existing Boilers:		501-1000 MBH	
Estimated Actual Heating Fuel Used For Heating:		26,010	Therms
Existing Average Annual Heating Plant Efficiency:		85%	%
Cost For Demolition of Existing Heating System:		$1,638	

Proposed Heating System

Proposed Heating Fuel	Natural Gas	Proposed Boiler Type:	Condensing Boiler

	MBH	Qty	Total No. of New Boilers
Proposed Boiler Type-1	850	1	1 Qty
Proposed Boiler Type-2	0	0	
Proposed Boiler Type-3	0	0	

Proposed Heating Plant Efficiency:	95%	%
Estimated Fuel Consumption With Improved Efficiency:	23,272	Therms

Financial Analysis

Existing Annual Heating Cost:	$58,262	Proposed Annual Heating Cost:	$52,130 $
Annual Energy Cost Savings	$6,133	Estimated Annual O&M Savings:	$307 $
Total Annual Cost Savings:	$6,440 $		

Cost of Type-1 New Boilers (Material + Installation):	$30,449	$
Cost of Type-2 New Boilers (Material + Installation):	$0	$
Cost of Type-3 New Boilers (Material + Installation):	$0	$
Total For Material +Installation+Demolition:	**$32,088**	$
Estimated Engineering and Architecture Fees:	$2,342	$

Install New Gas Line & Gas Meter?	No	
Estimated Cost For Installing New Gas Line & Gas Meter :	$0	$
(The Above Cost is the cost for gas pipeline from gas meter to heating plant only ie. within the property)		
Estimated Cost For Extending Gas Pipeline To The Property:		$
Estimated Total Cost For Replacing All Heating Plants:	$34,430	$
Simple Payback:	5.35	years

Type of Recommendation — Capital Cost ECM Recommendation

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ECM DESCRIPTION

Standard boilers on the market generally attain operating efficiencies around 80% (Output MBH / Input MBH). The operating efficiencies for condensing boilers are above 90% and reduce the energy requirements for heating significantly. Condensing boilers utilize the latent heat of condensing exhaust gasses to extract additional heat from the input fuel, thus achieving a significantly higher operating efficiency. Additionally, many condensing boilers have the ability to modulate the input rate to meet a reduced heating demand, which boiler cycling on days of moderate temperature. . A properly-sized modulating condensing boiler will reduce the input energy required for heating and will provide ability for the boiler to turn-down the firing rate during periods of reduced heating load, further conserving heating energy. Sizing analysis and design for replacement by a local professional engineer is recommended prior to replacement of the heating equipment. This step will ensure that the new boilers are properly sized and configured to meet the building hot water demands and operate in the most efficient manner. In addition to reducing the energy consumption, the increased efficiency may also allow for a decrease in the required input capacity.

SUMMARY:

Initial Investment:	$34,430	Simple Payback:	5.35 Yrs
Energy Cost Saving	$6,440		

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UIC	Replace Inefficient Heating Plant
EAH1A	Location: Police Station
Attributes:	Replace (1x) Cast Iron boiler(s) with (1x) 95% efficient Condensing Boiler

Existing System

Select Type of Heating Fuel	Natural Gas	Existing Boiler Type:	Cast Iron
No. of Heating Units To Be Replaced:			1 Qty
Rated Heating Capacity of Each Existing Boilers:			501-1000 MBH
Estimated Actual Heating Fuel Used For Heating:			19,656 Therms
Existing Average Annual Heating Plant Efficiency:			78% %
Cost For Demolition of Existing Heating System:			$1,638

Proposed Heating System

Proposed Heating Fuel	Natural Gas	Proposed Boiler Type:	Condensing Boiler

	MBH	Qty	Total No. of New Boilers
Proposed Boiler Type-1	650	1	1 Qty
Proposed Boiler Type-2	0	0	
Proposed Boiler Type-3	0	0	

Proposed Heating Plant Efficiency:	95% %
Estimated Fuel Consumption With Improved Efficiency:	16,139 Therms

Financial Analysis

Existing Annual Heating Cost:	$44,029	Proposed Annual Heating Cost:	$36,150 $
Annual Energy Cost Savings	$7,879	Estimated Annual O&M Savings:	$394 $
Total Annual Cost Savings:	$8,273 $		

Cost of Type-1 New Boilers (Material + Installation):	$34,725 $
Cost of Type-2 New Boilers (Material + Installation):	$0 $
Cost of Type-3 New Boilers (Material + Installation):	$0 $
Total For Material +Installation+Demolition:	**$36,364** $
Estimated Engineering and Architecture Fees:	$2,655 $

Install New Gas Line & Gas Meter? **No**

Estimated Cost For Installing New Gas Line & Gas Meter :	$0 $
(The Above Cost is the cost for gas pipeline from gas meter to heating plant only ie. within the property)	
Estimated Cost For Extending Gas Pipeline To The Property:	$
Estimated Total Cost For Replacing All Heating Plants:	$39,018 $
Simple Payback:	4.72 years

Type of Recommendation Capital Cost ECM Recommendation

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ECM DESCRIPTION

Standard boilers on the market generally attain operating efficiencies around 80% (Output MBH / Input MBH). The operating efficiencies for condensing boilers are above 90% and reduce the energy requirements for heating significantly. Condensing boilers utilize the latent heat of condensing exhaust gasses to extract additional heat from the input fuel, thus achieving a significantly higher operating efficiency. Additionally, many condensing boilers have the ability to modulate the input rate to meet a reduced heating demand, which boiler cycling on days of moderate temperature. . A properly-sized modulating condensing boiler will reduce the input energy required for heating and will provide ability for the boiler to turn-down the firing rate during periods of reduced heating load, further conserving heating energy. Sizing analysis and design for replacement by a local professional engineer is recommended prior to replacement of the heating equipment. This step will ensure that the new boilers are properly sized and configured to meet the building hot water demands and operate in the most efficient manner. In addition to reducing the energy consumption, the increased efficiency may also allow for a decrease in the required input capacity.

SUMMARY:

Initial Investment: $39,018 Simple Payback: 4.72 Yrs

Energy Cost Saving $8,273

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Police Station
Attributes:	Replace 3x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	140		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	7	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.99 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.80	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	109.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	24	Therms	Annual Cost Savings In Form of Water	$78	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.99	kGal	Annual Energy Savings From Water Heater	$54	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$80		Estiamted Labor Cost	$77	
Estimated Total Annual Cost Savings	$132	$$	Estimated Total Installation Cost	$157	$$
Simple Payback Period	1.19	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $157 Estimated Annual Cost Savings: $132 Simple Payback Period (Yrs): 1.19

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: City Library
Attribute:	Retrofit 8x; 1.28 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	50	
Number of Females	50	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	8	
No. of Water Closets With Separate Flush Tank (*Typical Residential Type*)	0	
Estimated Restroom Usage/Individual/Day (*Default is 4 Uses/Day For Residential/Office*)	5	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.28	GPF
Are The Existing Water Closet Being Replaced? (*If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit*)	No	
No. of Tankless Water Closets	8	
GPF of Proposed Dual Flush- Water Closet Valve* (**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*)	*Solid Waste (20%)* 1.28	GPF
	Liquid Waste (80%) 0.38	GPF
Estimated Annual Water Savings From Male Users	46.59	kGal
Estimated Annual Water Savings From Female Users	46.59	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	93.18	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	93.18	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$1,042	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$640	
Labor Cost For Water Closet (*Up For Liquid Waste And Down For Solid Waste*)	$917	
Estimated Total Cost For Retrofit	$1,557	
Simple Pay Back Period	1.49	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$1,557	Simple Payback Period:	1.49 Yrs
Annual Cost Savings:	$1,042		

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UIC	Install Low Flow Faucet Aerators
EAP2	**Location**: City Library
Attributes:	Replace 5x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	100		Number of Occupants Affected by Retrofit	100	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	5		Total Number of Faucet Aerators To Be Replaced	1	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	5		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 24.96 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.63	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	98	Therms	Annual Cost Savings In Form of Water	$279	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	24.96	kGal	Annual Energy Savings From Water Heater	$220	$

COST BENEFIT ANALYSIS				
Estimated Material Cost	$48	Estiamted Labor Cost	$46	
Estimated Total Annual Cost Savings	$499	$$	Estimated Total Installation Cost	$94	$$
Simple Payback Period	0.19	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $94 Estimated Annual Cost Savings: $499 Simple Payback Period (Yrs): 0.19

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Library
Attribute:	Retrofit 1x 1.28GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	100	
Number of Water Closets To Be Replaced	1	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	5	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.28	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet *(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.28	GPF
	Liquid Waste (80%) 1.02	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			102.40	gal
Total Annual Water Savings in gallons			26.62	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$298	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $24 *Labor* $115	Total	$139	$
Simple Pay Back Period			0.47	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$139			
		Simple Payback:	0.47	Years
Annual Cost Savings:	$298			

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UIC	Install Outside Air Temperature Reset Controls For Hot Water Boilers
EAC5	Location: Police Station
Attributes:	Install OA sesnsors on (1x) boiler(s)

Select Type of Heating Fuel	Natural Gas (Select)	
Select The Number of Outside Air Temperature Controls To Be Installed:	1	
Estimate Actual Heating Fuel Used Annually	19,656	Therms
Total Estimated Energy Savings By Use of OA Temperature Reset Control:	15%	
Estimated New Heating Fuel Consumption With Improved System Efficiency:	16,708	Therms
Estimated Annual Heating Fuel Savings:	2,948	Therms
Cost Per Unit of Heating Fuel:	**$2.24**	$/Therm
Estimated Annual Cost Savings:	$6,604	
Installed cost of a OA Reset controller:	$1,213	
Simple Payback:	0.18	years
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM DESCRIPTION:

HVAC equipment is usually sized to meet conditions at the design peak load. Hot water temperature set points are also chosen to meet the design load. However, during most hours of operation, the equipment operates at part-load. Use of design set points on water loops at part-load results in unnecessary thermal losses and equipment inefficiencies. Resetting the set point reduces energy consumption by matching hot water supply set points to the actual equipment load.

Reset of supply water temperature may be based on the outside air temperature or on the hot water demand. Except for buildings with dominant internal loads, the space load generally may be considered to be a function of the outdoor temperature. For example, as the outside air temperature rises, hot water temperature is adjusted downward. Alternatively, a more accurate method is to reset the water temperature based on instrumentation readings. Such an instrument is known as an outside air temperature rest control. The sensor shall modulate the supply water temperature based on the outside temperature, thus resulting in considerable energy savings, without manual intervention.

SUMMARY:

Initial Investment $1,213 Simple Payback: 0.18
Energy Cost Savings: $6,604

Appendix I:
Lighting System Schedule

HOME CONNECT::Project Name	HOME CONNECT::Project_Number	HOME CONNECT::Assessor Name	Bldg_ID	BUILDING ::Name
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	926.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	926.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	927.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	927.00	Finkbiner F

Spaces Asset::hoursPerWeekOperati	Initial_Interview::Hours_operation_hr	Initial_Interview::Hours_operation_w	Spaces Asset::LUX	Spaces Asset::humidity	Spaces Asset::comments	photoNamesAC	ID	portalTXTFullName
60	28.00	52.00					122483	D50 Lighting
60	28.00	52.00					122484	D50 Lighting
60.00	28.00	52.00					122365	D50 Lighting
60.00	28.00	52.00				2023-12-1	122378	D50 Lighting

Convert

Label	Helper_Label	Quantity	Quantity_Unit	Location_Description
Troffer - Surface Mounted Di	Troffer - Surface Mounted	1.00	EA	Main Room
Troffer - Surface Mounted Di	Troffer - Surface Mounted	1.00	EA	Main Room
Troffer - Surface Mounted In	Troffer - Surface Mounted	1.00	EA	
Troffer - Surface Mounted In	Troffer - Surface Mounted	1.00	EA	Youth Center

all values to Number

Capacity	Capacity_Unit	Notes_private	flag_Issue	flag_ECM	EnergyFieldsPrint::lightingExistingControl	EnergyFieldsPrint::lightingTechnology	EnergyFieldsPrint::lightingSubTechnology	EnergyFieldsPrint::lightingLampType
					Light Switch	Linear Fluore	T12	4' 34W T12
			0.00	0.00	Light Switch	Linear Fluore	T8	4' 32W T8
					Light Switch	Linear Fluore	T8	4' 32W T8
					Light Switch	Linear Fluore	T8	2' 17W T8

EnergyFieldsPrint::lightingLampBase	EnergyFieldsPrint::lightingBallastType	EnergyFieldsPrint::lightingLampPerFixture	EnergyFieldsPrint::lightingTotalFixtureQuantity	EnergyFieldsPrint::lightingEmergencyFixture	EnergyFieldsPrint::lightingBatteryBackupBallastQuantity
G13	Electronic	2	8	No	0.00
G13	Electronic	2	3	No	0.00
	Electronic	2	4	No	0.00
G13	Electronic	2	4	No	0.00

EnergyFieldsPrint::lightingBilevelFixture	EnergyFieldsPrint::lightingFixtureHeight	EnergyFieldsPrint::lightingLiftType	EnergyFieldsPrint::plumbingControl	EnergyFieldsPrint::plumbingWaterTemp	EnergyFieldsPrint::plumbingToilet	EnergyFieldsPrint::plumbingToiletRoughinType	EnergyFieldsPrint::plumbingToiletRoughinDistance1
No	10-15	Ladder					
No	10-15	Ladder					
No	≥ 9	Ladder					
No	≥ 9	Ladder					

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Pay N Play Racquetball
155 West Dawson Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-012.379

DATE OF REPORT:
February 2, 2024

ON SITE DATE:
November 10, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Racquetball Courts
Main Address	155 West Dawson Avenue, Glendora, California 91741
Site Developed	1960
Site Area	0.94 acres (estimated)
Parking Spaces	27 (estimated) total spaces all in open lots; two of which are accessible
Building Area	4,420 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 10, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Pay N Play Racquetball was developed in 1960. It is a self-service racquetball facility located across from the Glen Oaks Golf Course. There are five racquetball courts, two utility closets, and a unisex restroom in the building.

Architectural

The roof membrane is composed of multiple layers of modified bitumen which appear free of any significant weather damage or water ponding concerns. Some minor bulging issues were observed. A low-sloped roof over the exterior corridor is made of clay tiles that still appear in fair condition. The building façade is finished with stucco that still holds its fair appearance. Interior floors for the racquetball courts are finished with interlocking tiles made of polypropylene rubber/plastic material. Two of the courts are currently in the process of complete floor refinishing. High Impact walls and ceiling panels are the other components of the court system. The interior walls are stained throughout and recommended for repainting. Overall, each architectural element of the building is anticipated for life-cycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no HVAC system installed in the building. However, adequate ventilation for indoor comfort is provided by roof-mounted exhaust fans. A medium voltage distribution panel serves as source of electric distribution in the building. No fire suppression components or fire safety devices were identified, however a system-based cost to install an alarm system and fire sprinklers throughout the facility is included in the reserve tables. No domestic hot water is provided in the facility. Interior lighting fixtures consist of ceiling recessed T12 fluorescent lights and jelly jar lights at the building entrance. Court lights are controlled by dimming panels. An anticipatory cost to retrofit and replace each MEPF equipment at the end of its useful life is anticipated.

Site

Site elements include concrete sidewalks and an asphalt paved parking lot. Longitudinal cracks at various locations in the lot area have developed that are recommended for repair. Solar panels are installed on the existing carports that serve as a source of renewable energy for the facility. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

The interior walls and floors are in poor condition. The substructure components of the building exhibited signs of building movement as isolated sections of the interior walls and floors have developed longitudinal cracks. 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. A budgetary cost allowance to repair the foundation is also included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

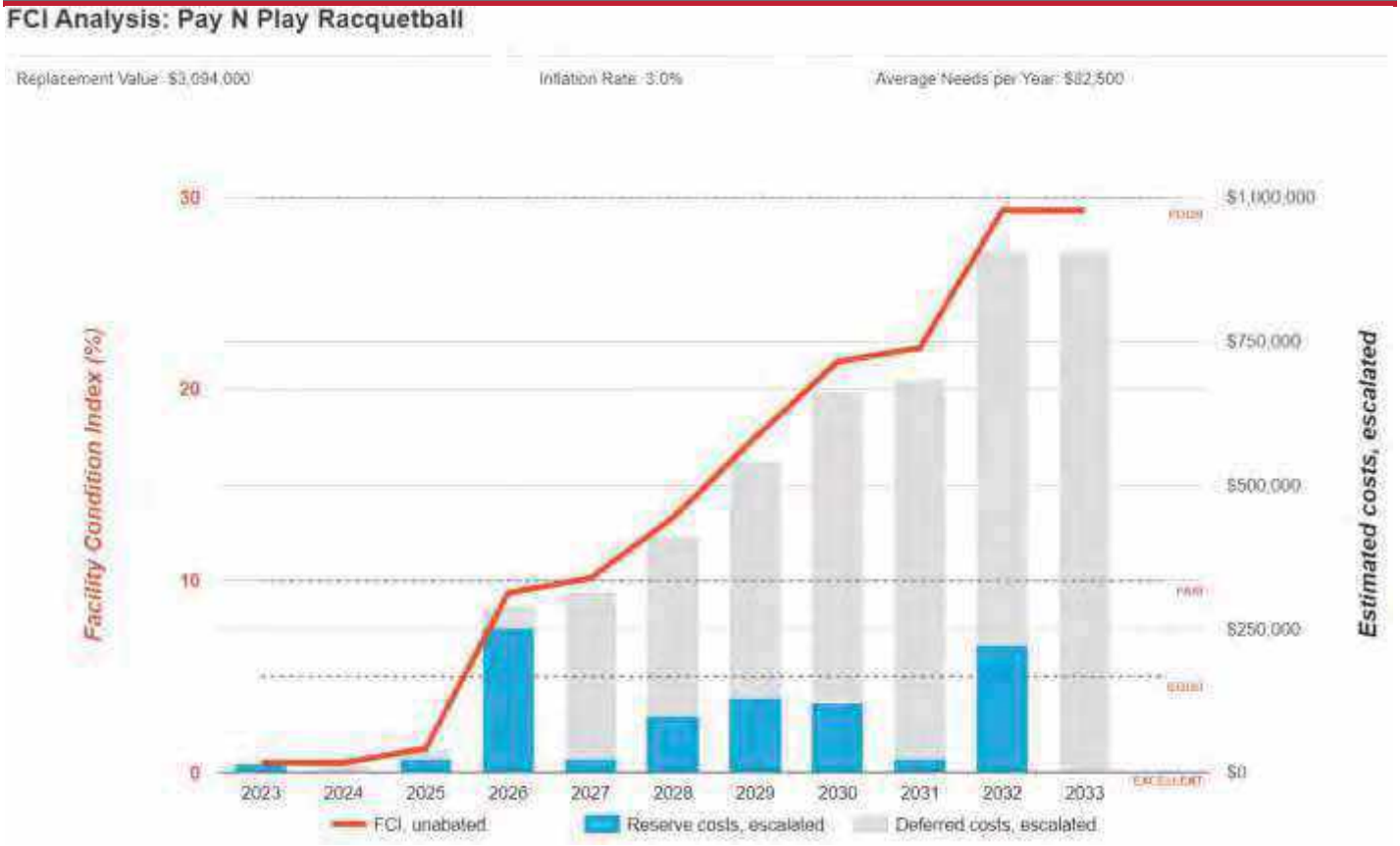
FCI Analysis | Pay N Play Racquetball(1960)

Replacement Value	*Total SF*	*Cost/SF*
$ 3,094,000	*4,420*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 15,200	0.5 %
3-Year	$ 289,800	9.4 %
5-Year	$ 411,300	13.3 %
10-Year	$ 907,500	29.3 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Pay N Play Racquetball	2	$15,100
Total	**2**	**$15,100**

Pay N Play Racquetball

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7133423	Pay N Play Racquetball	Restrooms	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$1,600
7133429	Pay N Play Racquetball	Throughout building	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500
Total (2 items)							**$15,100**

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Pay N Play Racquetball Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Isolated asphalt pavement cracking. - AssetCALC ID: 7133422

Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Pay N Play Racquetball Throughout building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$$**$

Foundation cracks were identified at various locations inside the building. A cost to hire professional engineer study the cause and analysis of structural integrity is added - AssetCALC ID: 7133429

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Pay N Play Racquetball Restrooms

Uniformat Code: C2050
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Ceiling damage observed in utility closet. Repair is recommended. - AssetCALC ID: 7133423

Wall Finishes in Poor condition.

any surface
Pay N Play Racquetball Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $16,200

**$$$**$

Repainting is required - AssetCALC ID: 7133414

Fire Suppression System

Priority Score: **60.3**

Full System Install/Retrofit, Low Density/Complexity
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $17,900

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

**$$$**$

No fire suppression observed. Cost allowance to install fire sprinklers. - AssetCALC ID: 7134641

Flooring

Priority Score: **54.7**

Rubber Tile
Pay N Play Racquetball Racquetball rooms

Plan Type: Retrofit/Adaptation

Cost Estimate: $17,500

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

**$$$**$

Removed tiles in process of replacement - AssetCALC ID: 7133440

Slab-on-Grade

Priority Score: **54.7**

Concrete
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $83,500

Uniformat Code: A4020
Recommendation: **Repair in 2026**

$$$$

Cost allowance for making foundation repairs - AssetCALC ID: 7179901

Fire Alarm System

Priority Score: **54.3**

Full System Upgrade, Simple Addressable
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $11,900

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

**$$$**$

No fire alarm system observed. Cost allowance to install a fire alarm system. - AssetCALC ID: 7179904

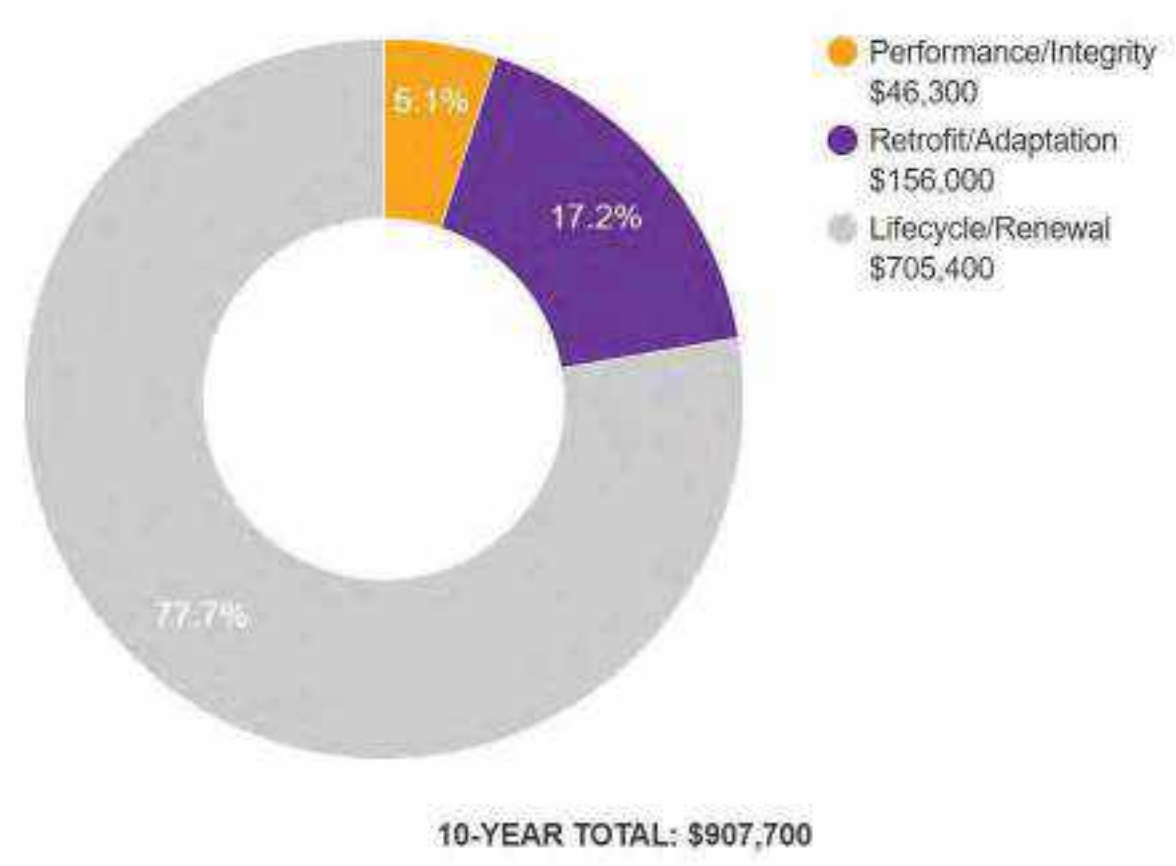
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Poor
Façade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with modified bitumen Secondary: Sloped construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Rubber tile Ceilings: Painted particle boards	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilet and sink in restroom	Fair
HVAC	None	--
Fire Suppression	None	--

Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building mounted and property entrance signage Limited furnished park benches and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: CFL	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Structural displacement, damaged ceilings in utility closet, stained interior walls, longitudinal cracks in parking lot	

Systems 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
Structure	-	-	$91,400	-	$100	$91,400
Facade	-	-	$13,500	$8,700	$18,100	$40,300
Roofing	-	-	$93,200	$4,400	-	$97,500
Interiors	$1,600	$17,200	$60,800	-	$115,100	$194,700
Plumbing	-	-	$2,300	$53,600	-	$55,900
HVAC	-	-	$17,800	-	-	$17,800
Fire Protection	-	-	-	$22,000	-	$22,000
Electrical	-	-	$20,800	$271,800	$14,600	$307,300
Fire Alarm & Electronic Systems	-	-	$14,600	$14,700	$22,800	$52,100
Site Development	-	-	$27,300	$1,100	-	$28,400
Site Utilities	-	-	$30,800	$56,100	$7,700	$94,600
Site Pavement	-	$6,400	-	$63,900	$75,900	$146,200
Follow-up Studies	$13,500	-	-	-	-	$13,500
TOTALS (3% inflation)	**$15,100**	**$23,600**	**$372,500**	**$496,300**	**$254,300**	**$1,161,800**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1960. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Pay N Play Racquetball with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Pay N Play Racquetball. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$8,920 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$3,212 *(In Current Dollars)*
Net Effective ECM Payback	2.78 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$7,757	$3,569	2.17	15

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pay N Play Racquetball, 155 West Dawson Avenue, Glendora, California 91741, 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MODIFIED BITUMEN ROOFING

6 - CLAY TILE ROOFING

Photographic Overview

7 - STRUCTURAL OVERVIEW

8 - RACQUETBALL COURT OVERVIEW

9 - RESTROOM OVERVIEW

10 - ROOF MOUNTED EXHAUST FAN

11 - DISTRIBUTION PANEL

12 - SOLAR MODULES

Photographic Overview

13 - SOLAR POWER INVERTER

14 - CARPORT

15 - SIGNAGE

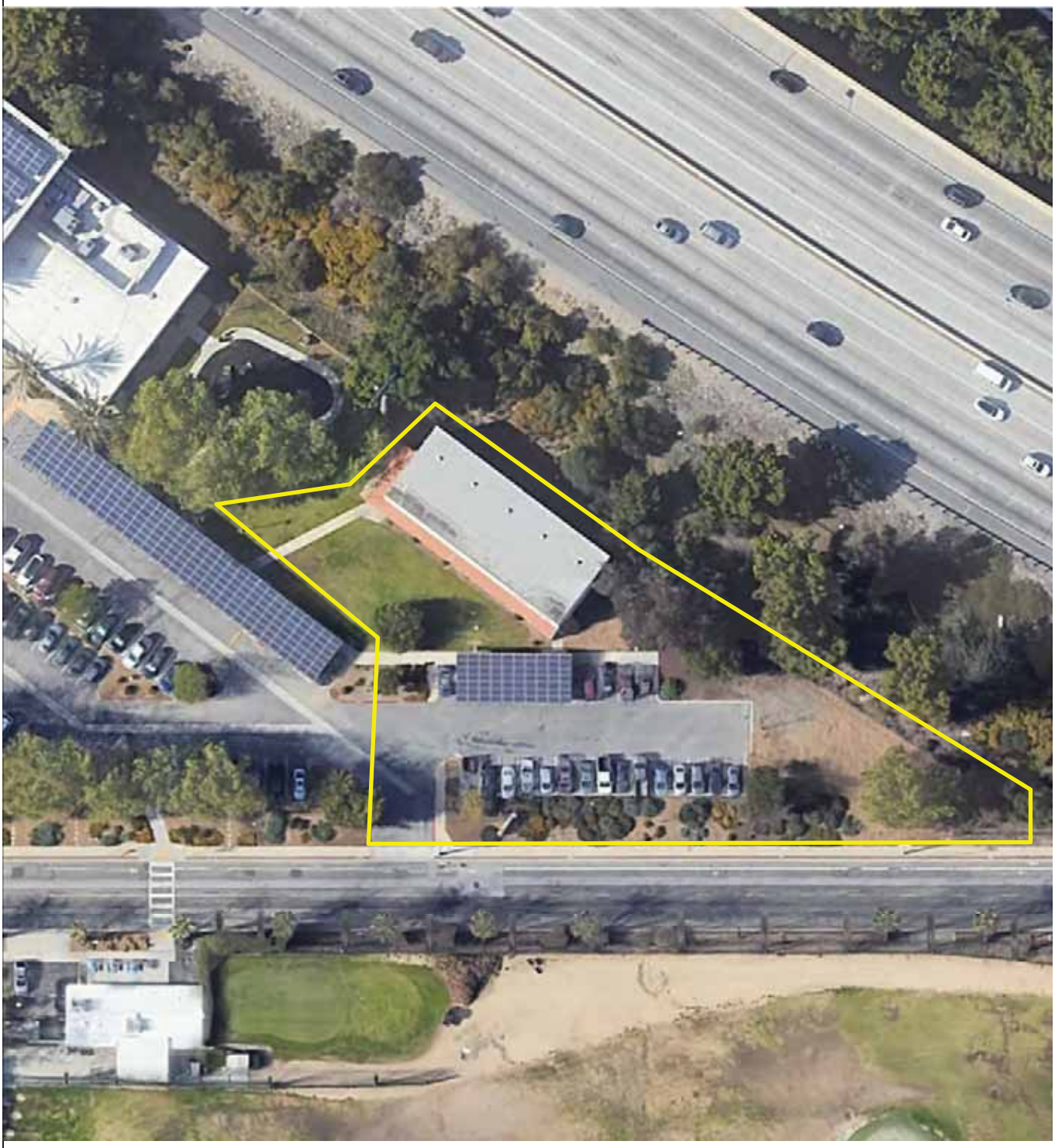
16 - METAL RAILS

17 - CONCRETE SIDEWALK

18 - PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-012.379	Pay N Play Racquetball
Source	**On-Site Date**
Google	November 10, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Pay N Play Racquetball

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1960	Renovated:	Property is leased
2	Building size in SF	4,420 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof		Minor bulging issues identufied
		Interiors	2023	NEw flooring in 3 courts
		HVAC	NA	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New floor coverings in three courts		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?			X		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Pay N Play Racquetball

BV Project Number: 158691.23R000-012.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?		X		Door knobs should be replaced with lever handles
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	NA	Slab-on-Grade, Concrete, Repair	4,420 SF	3	7179901
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	30 LF	4	7133410
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,870 SF	5	7177776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	6	7133443
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,350 SF	3	7133449
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,090 SF	5	7133427
B3020	Site	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	6	7133405
Interiors						
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	7133414
C2030	Racquetball rooms	NA	Flooring, Rubber Tile	1,440 SF	3	7133440
C2030	Racquetball courts	Fair	Flooring, Rubber Tile	2,160 SF	3	7133402
C2050	Restrooms	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	150 SF	0	7133423
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,420 SF	3	7133435
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	4,420 SF	7	7133404
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	8	7133447
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	7133450
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7133455
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133432
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133453

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133418
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133445
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,420 SF	7	7134641
Electrical						
D5010	Parking lot	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	70	9	7133403
D5010	Parking lot	Fair	Solar Power, Inverter	1	5	7133430
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7133407
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,420 SF	6	7133456
D5040	Throughout buildin	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,420 SF	6	7177783
D5040	Building exterior	Fair	Lighting Controls, Dimming Panel, Standard	1	3	7133416
Fire Alarm & Electronic Systems						
D7030	Utility closet	Fair	Security Panel, Annunciator	1	5	7133411
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,420 SF	5	7133426
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,420 SF	7	7179904
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	6	7133425
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7133422
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,400 SF	14	7133437
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	6	7133441
G2060	Building exterior	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7133459
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	7133442
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	295 LF	3	7133434
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7133431

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7133436
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	7133446
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	5	7133413
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133409
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133433
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133438
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133454
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133424
G4050		Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	2	6	7177777
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133458
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133420
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133451
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133419
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133448
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	12	7133421
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133412
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	6	7133452
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133406
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7133429

Appendix F:
Replacement Reserves

Replacement Reserves Report

Pay N Play Racquetball

2/2/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Pay N Play Racquetball	$15,120	$0	$23,632	$251,039	$23,924	$97,522	$129,506	$122,101	$22,745	$221,942	$0	$0	$39,458	$17,525	$57,268	$18,109	$0	$10,041	$74,464	$0	$37,403	**$1,161,797**
Grand Total	**$15,120**	**$0**	**$23,632**	**$251,039**	**$23,924**	**$97,522**	**$129,506**	**$122,101**	**$22,745**	**$221,942**	**$0**	**$0**	**$39,458**	**$17,525**	**$57,268**	**$18,109**	**$0**	**$10,041**	**$74,464**	**$0**	**$37,403**	**$1,161,797**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A4020	Throughout	7179901	Slab-on-Grade, Concrete, Repair	75	72	3	4420	SF	$14.00	$18.90	$83,538				$83,538																			**$83,538**
B1080	Building Exterior	7133410	Stair/Ramp Rails, Metal, Refinish	10	6	4	30	LF	$1.50	$2.03	$61					$61																		**$122**
B2010	Building exterior	7177776	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2870	SF	$3.00	$4.05	$11,624						$11,624																	**$23,247**
B2050	Building Exterior	7133443	Exterior Door, Steel, Standard, Replace	40	34	6	9	EA	$600.00	$810.00	$7,290							$7,290															**$7,290**
B3010	Roof	7133427	Roofing, Clay/Concrete Tile, Replace	50	45	5	1090	SF	$17.00	$22.95	$25,016						$25,016																**$25,016**
B3010	Roof	7133449	Roofing, Modified Bitumen, Replace	20	17	3	4350	SF	$10.00	$13.50	$58,725				$58,725																		**$58,725**
B3020	Site	7133405	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	34	6	30	LF	$90.00	$121.50	$3,645							$3,645															**$3,645**
C2010	Throughout building	7133414	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	$1.50	$2.03	$16,200			$16,200										$16,200									**$32,400**
C2030	Racquetball courts	7133402	Flooring, Rubber Tile, Replace	15	12	3	2160	SF	$9.00	$12.15	$26,244				$26,244															$26,244			**$52,488**
C2030	Racquetball rooms	7133440	Flooring, Rubber Tile, Replace	15	12	3	1440	SF	$9.00	$12.15	$17,496				$17,496															$17,496			**$34,992**
C2050	Restrooms	7133423	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	150	SF	$8.00	$10.80	$1,620	$1,620																					**$1,620**
C2050	Throughout building	7133435	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	4420	SF	$2.00	$2.70	$11,934				$11,934										$11,934								**$23,868**
D2010	Throughout building	7133404	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	33	7	4420	SF	$7.00	$9.45	$41,769								$41,769														**$41,769**
D2010	Restrooms	7133450	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025																**$2,025**
D2010	Restrooms	7133447	Toilet, Commercial Water Closet, Replace	30	22	8	1	EA	$1,300.00	$1,755.00	$1,755									$1,755													**$1,755**
D3060	Roof	7133432	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133453	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133418	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133445	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133455	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$3,240.00	$3,240					$3,240																	**$3,240**
D4010	Throughout	7134641	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	33	7	4420	SF	$3.00	$4.05	$17,901								$17,901														**$17,901**
D5010	Parking lot	7133430	Solar Power, Inverter, Replace	15	10	5	1	EA	$6,000.00	$8,100.00	$8,100						$8,100														$8,100		**$16,200**
D5010	Parking lot	7133403	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	11	9	70	EA	$1,800.00	$2,430.00	$170,100										$170,100												**$170,100**
D5020	Electrical room	7133407	Distribution Panel, 120/208 V, 400 AMP, Replace	30	27	3	1	EA	$6,000.00	$8,100.00	$8,100				$8,100																		**$8,100**
D5030	Throughout building	7133456	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	4420	SF	$2.50	$3.38	$14,918							$14,918															**$14,918**
D5040	Building exterior	7133416	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,376.00	$2,376				$2,376																		**$2,376**
D5040	Throughout buildin	7177783	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	4420	SF	$4.50	$6.08	$26,852							$26,852															**$26,852**
D7030	Throughout building	7133426	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	4420	SF	$2.00	$2.70	$11,934						$11,934														$11,934		**$23,868**
D7030	Utility closet	7133411	Security Panel, Annunciator, Replace	15	10	5	1	EA	$500.00	$675.00	$675						$675														$675		**$1,350**
D7050	Throughout	7179904	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	13	7	4420	SF	$2.00	$2.70	$11,934								$11,934														**$11,934**
G2020	Site	7133422	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10000	SF	$0.45	$0.61	$6,075			$6,075					$6,075						$6,075				$6,075				**$24,300**
G2020	Site	7133425	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	10000	SF	$3.50	$4.73	$47,250							$47,250															**$47,250**
G2030	Site	7133437	Sidewalk, Concrete, Small Areas/Sections, Replace	50	36	14	1400	SF	$20.00	$27.00	$37,800																$37,800						**$37,800**
G2060	Site	7133434	Fences & Gates, Fence, Chain Link 6', Replace	40	37	3	295	LF	$21.00	$28.35	$8,363				$8,363																		**$8,363**
G2060	Building exterior	7133459	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Site	7133442	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																	**$945**
G2060	Site	7133436	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7133441	Picnic Table, Metal Powder-Coated, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945															**$945**
G2060	Site	7133431	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																**$4,050**
G2060	Site	7133446	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$1,500.00	$6,525.00	$6,525						$6,525																**$6,525**
G2060	Site	7133413	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	12	EA	$150.00	$202.50	$2,430						$2,430																**$2,430**
G4050	Parking lot	7133458	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133448	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133412	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133438	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																**$5,400**
G4050	Parking lot	7133424	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																**$5,400**
G4050	Parking lot	7133452	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	1	EA	$4,000.00	$5,400.00	$5,400							$5,400															**$5,400**
G4050	Parking lot	7133433	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133454	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133451	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133419	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133409	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**
G4050	Parking lot	7133420	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**
G4050	Parking lot	7133406	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**

Replacement Reserves Report

Pay N Play Racquetball

2/2/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Parking lot	7133421	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	1	EA	$4,000.00	$5,400.00	$5,400													$5,400										**$5,400**
G4050	Pay N Play Racquetball	7177777	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	14	6	2	EA	$800.00	$1,080.00	$2,160							$2,160																**$2,160**
P2030	Throughout building	7133429	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$10,000.00	$13,500.00	$13,500	$13,500																						**$13,500**
Totals, Unescalated												**$15,120**	**$0**	**$22,275**	**$229,736**	**$21,256**	**$84,123**	**$108,459**	**$99,279**	**$17,955**	**$170,100**	**$0**	**$0**	**$27,675**	**$11,934**	**$37,861**	**$11,624**	**$0**	**$6,075**	**$43,740**	**$0**	**$20,709**	**$927,920**
Totals, Escalated (3.0% inflation, compounded annually)												**$15,120**	**$0**	**$23,632**	**$251,039**	**$23,924**	**$97,522**	**$129,506**	**$122,101**	**$22,745**	**$221,942**	**$0**	**$0**	**$39,458**	**$17,525**	**$57,268**	**$18,109**	**$0**	**$10,041**	**$74,464**	**$0**	**$37,403**	**$1,161,797**

Appendix G:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133455	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000084	
2	7133432	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible	1980	000119	
3	7133453	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000253	
4	7133418	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible		000097	
5	7133445	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000170	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133430	D5010	**Solar Power**	Inverter	7.5 KW	Pay N Play Racquetball	Parking lot	Solar city	Inaccessible	Inaccessible		000107	
2	7133407	D5020	**Distribution Panel**	120/208 V, 400 AMP	200 AMP	Pay N Play Racquetball	Electrical room				1980	000093	

Appendix H:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Pay N Play Racquetball
Attributes:	Replace CFL (4x) Linear Fluorescent (80x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	2	8	16	9,598	2,8 9.51	05.22

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	1			11	3	63
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	1	80	80	9, 85	2,8 5	6 2
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	695.92		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	,060.90		ucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	9,598
			Estimated Demand Savings	6
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	2,880
udgeted Initial Investment	, 5		Estimated Annual M Cost Savings	05
Estimated Return on Investment *(Including M Savings)*	2.16	ears	Estimated Annual Cost Savings	3,585

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Pay N Play Racquetball	Interior		Exterior	B exterior	Bldg exterior	-	1	Light Switch	CFL	CFL - 4 Pin	CFL13	4	Jelly Jar Horizontal	Prism		4	No	≥ 9	4,368	227
2	Pay N Play Racquetball	Interior	1	Squash Room		Racquetball room	-	5	Timer	Linear Fluorescent	T12	4' 40W T12	160	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	80	No	10-15	3,120	17,971

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Finkbiner Park Facilities
159 North Cullen Avenue and 160 North Wabash Avenue
Glendora, California, 91741

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BV PROJECT #:
158691.23R000-014.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
December 14, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Community
Number of Buildings	Four
Main Address	159 North Cullen Avenue and 160 North Wabash Avenue, Glendora, California 91741
Site Developed	1930
Site Area	12.14 acres (estimated)
Outside Occupants/Leased Spaces	Band Shell leased out for events and concerts
Date(s) of Visit	December 14, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Mary Venable, CEM, RA, Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Finkbiner Park and its facilities were originally constructed in 1930. The facilities include the American Legion Hall, Band Shell with Storage, Checkout Restrooms, and Lobb Field Restrooms Snack Bar. The Band Shell is leased out for events and concerts throughout the year. The Checkout Restrooms building was completely renovated in March 2023 with new roofing, plumbing, and electrical.

Amenities and General Site

Amenities at Finkbiner Park include baseball fields, basketball court, volleyball court, and an outdoor amphitheater area. There are also multiple shaded and unshaded picnic areas throughout the park. The facilities appear to be regularly maintained and kept in adequate condition. The basketball court was observed to have some surface cracking that may be a possible trip hazard. Concrete walkway cracking was also observed around the basketball court. Repair of the damaged areas is recommended in the near reserve term. There are isolated picnic tables throughout the site and one park bench near the American Legion Hall that are damaged and recommended for replacement. Site and walkway lighting is provided throughout the park.

Architectural

Park buildings at the site include American Legion Hall, Band Shell with Storage, Checkout Restrooms, and Lobb Field Restrooms Snack Bar. The roofing and exterior walls of the American Legion Hall appeared to be in overall fair condition with no major issues reported or observed. The Band Shell is experiencing some roof leaks on the flat, modified bitumen roofing area that is causing some interior CMU wall damage. Concrete floor cracking was also observed in the storage area and on the stage. The Checkout Restrooms building has a brand new roof from the 2023 renovation, and the exterior walls were painted as well. The Lobb Field Restrooms Snack Bar has no reported roof issues. Interior masonry cracking was observed and may be caused by a potential foundation issue. The other three buildings did not have any reported or observed issues with building movement or settlement, but routine maintenance checks on the foundation are recommended due to the ages of the buildings.

The interior finishes are replaced on an as needed basis. Stained ceiling tiles from leaks were observed in the American Legion Hall. Replacement of tiles is recommended as part of routine maintenance. The VCT flooring in the Snack Bar has isolated cracking and is deteriorated throughout. Typical lifecycle based interior and exterior finish replacements are anticipated and budgeted during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at the American Legion Hall consists of individual split systems, furnace, and packaged unit. The roof mounted units were inaccessible and unable to be observed, but the ground split system appears to have been installed in 2016 and appears to be in overall fair condition. The Lobb Field Restrooms Snack Bar is conditioned by a roof mounted ductless split system. There are no HVAC components in the Band Shell or Checkout Restrooms.

The electrical system is controlled by switchboards and distribution panels. The distribution panel in the Checkout Restrooms was replaced during the 2023 renovation. Lighting consists of fluorescent fixtures in all the buildings, except for the Checkout Restrooms building, which was upgraded with LED fixtures.

Domestic hot water is supplied to the American Legion Hall and Lobb Field Restrooms Snack Bar by storage tank water heaters. The water heaters are quite aged and recommended for replacement during the reserve term. According to the point of contact, the Snack Bar had a sewer backup issue one year ago. The sewer piping system is likely aged and has deteriorated over time. System replacement is recommended.

Fire suppression consists mainly of fire extinguishers and nearby fire hydrants. There is a kitchen suppression system in the American Legion Hall that appears to be in adequate working condition.

Recommended Additional Studies

There is extensive masonry cracking in the Lobb Field Restrooms Snack Bar, and the building appears to be slanting. 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. A budgetary cost allowance to repair the foundation and masonry walls is also included.

B. Amenities and General Site

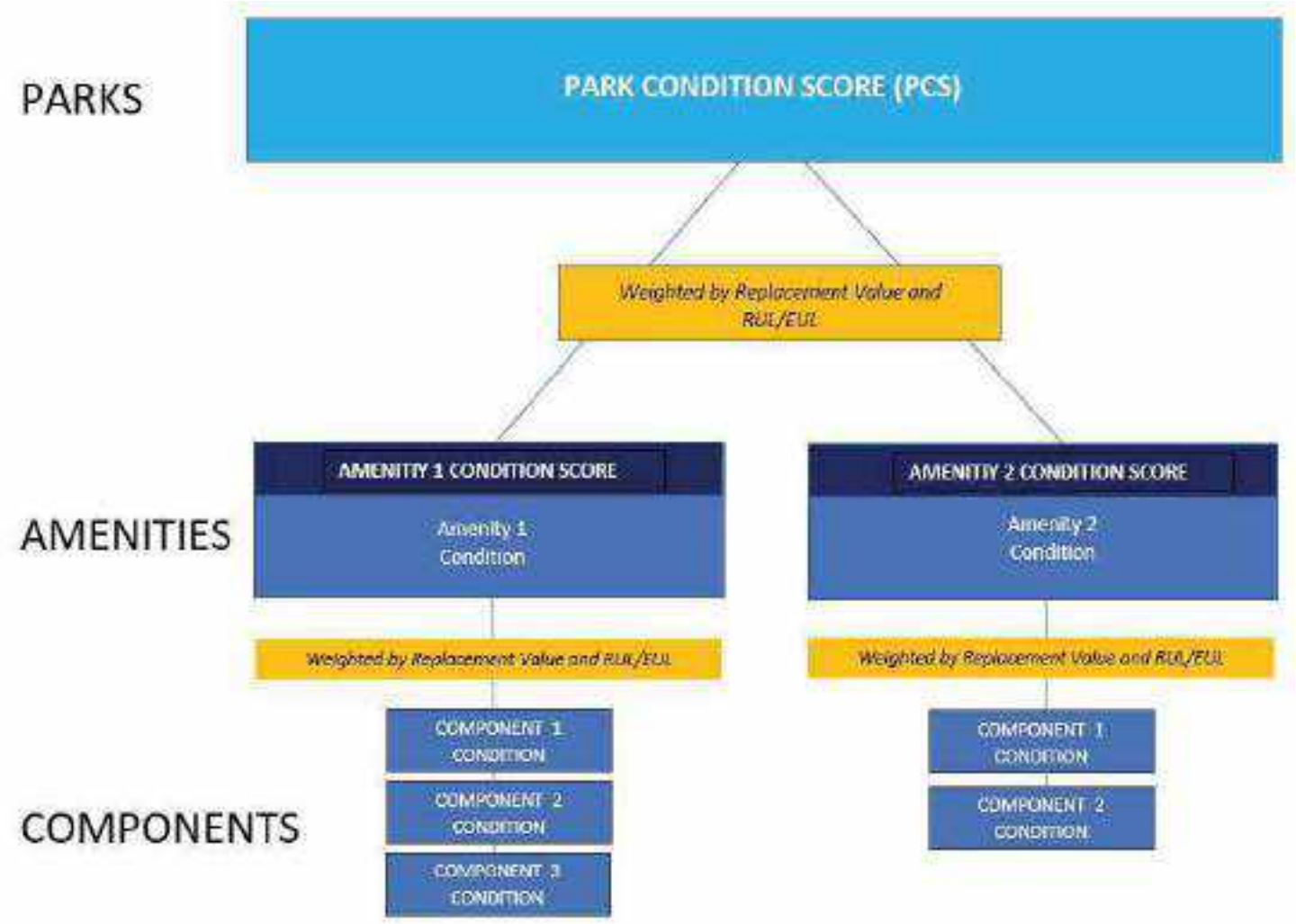
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Finkbiner Park Facilities	OVERALL CONDITION SCORE **51**	TOTAL ACRES: REPLACEMENT VALUE: $ 955,330 REMAINING VALUE: $ 483,439 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE **54**	REPLACEMENT VALUE: $ 266,800 REMAINING VALUE: $ 144,178
South Parking Lot	COND. SCORE **51**	REPLACEMENT VALUE: $ 32,785 REMAINING VALUE: $ 16,600
Volleyball Court	COND. SCORE **50**	REPLACEMENT VALUE: $ 20,120 REMAINING VALUE: $ 10,060
Lobb Field	COND. SCORE **50**	REPLACEMENT VALUE: $ 573,800 REMAINING VALUE: $ 284,626
Basketball Court	COND. SCORE **45**	REPLACEMENT VALUE: $ 61,825 REMAINING VALUE: $ 27,975

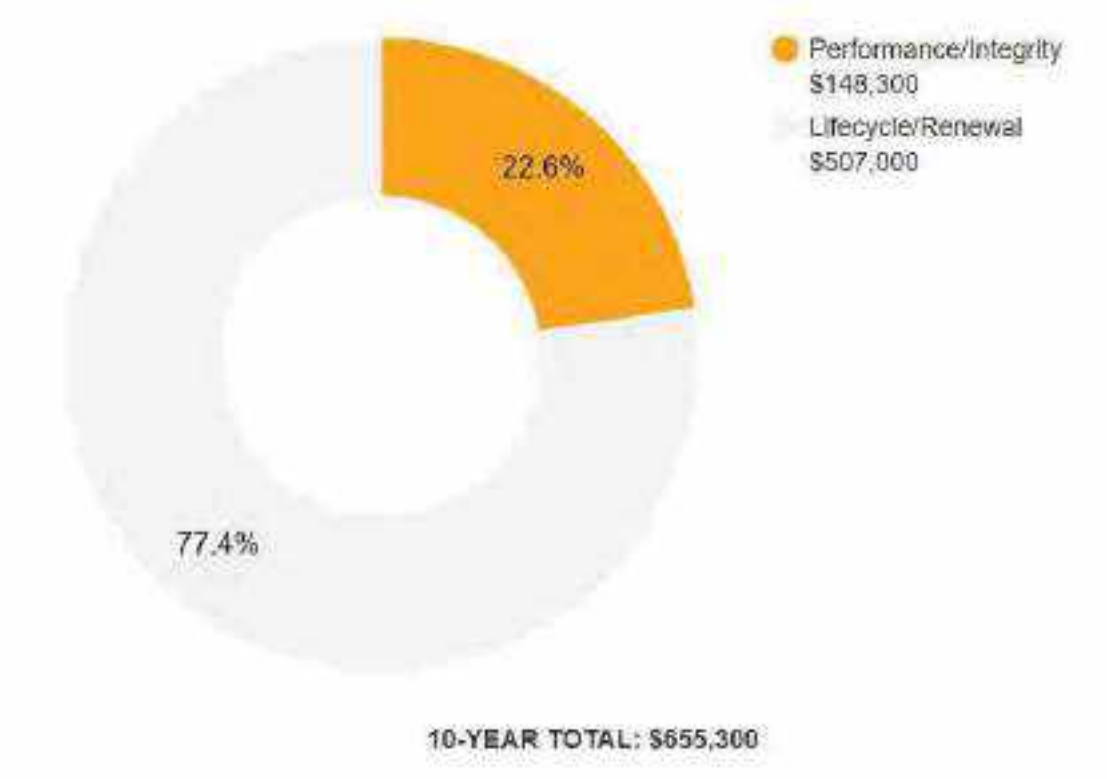
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Sidewalk in Poor condition.

Concrete, Large Areas
Finkbiner Park Facilities Basketball Court

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Concrete cracking on walkway near basketball court - AssetCALC ID: 7181321

Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Finkbiner Park Facilities Basketball Court

Uniformat Code: G2050
Recommendation: **Seal and Stripe in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Cracking on basketball surface - AssetCALC ID: 7181305

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site C

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is deteriorating - AssetCALC ID: 7181316

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is damaged - AssetCALC ID: 7181235

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting apart - AssetCALC ID: 7181256

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Bandshell

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting - AssetCALC ID: 7181301

Park Bench in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Bench is damaged and has a hole in the seat. Near American Legion Hall - AssetCALC ID: 7181275

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is significantly damaged - AssetCALC ID: 7181331

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site B

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Hole in tabletop - AssetCALC ID: 7181341

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site C

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is deteriorating - AssetCALC ID: 7181340

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting and bent - AssetCALC ID: 7181370

B-6. Basketball Court

Basketball Court			
Amenity Type	Athletic Courts – Basketball		
Amenity Location	East of Lobb Field		
Overall Condition	Poor		
Component	*Description*	*Quantity*	*Condition*
Athletic Surfaces and Courts	Basketball/General, Asphalt Pavement, Replace	3500 SF	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Apparatus	Basketball, Backboard/Rim/Pole, Replace	2 EA	Fair

Basketball Court			
Sidewalk	Concrete, Large Areas, Replace	500 SF	Poor
Athletic Surfaces and Courts	Basketball/General, Asphalt Pavement, Seal and Stripe		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Athletic surface cracking, concrete pavement cracking		

B-7. Lobb Field

Lobb Field			
Amenity Type	Athletic Fields – Baseball/Softball		
Amenity Location	Southwest corner		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	390 EA	Fair
Park Bench	Metal Powder-Coated, Replace	24 EA	Fair
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	3 EA	Fair
Fences and Gates	Fence, Chain Link 6', Replace	1300 LF	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	12 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	6 EA	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	1 EA	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	4 EA	Fair

Lobb Field			
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	700 SF	Fair
Irrigation System	Drip System, Replace	115000 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-8. Volleyball Court

Volleyball Court			
Amenity Type	Athletic Courts – Volleyball		
Amenity Location	West of Youth Center		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	2 EA	Fair
Playfield Surfaces	Sand, 6" Depth, Replace	3200 SF	Fair
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	1 EA	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-9. South Parking Lot

South Parking Lot			
Amenity Type	Parking area		
Amenity Location	Southeast corner		
Overall Condition	Fair		
Parking Spaces	57 spaces in asphalt lot; one of which is accessible		
Component	*Description*	*Quantity*	*Condition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	8300 SF	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	8300 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-10. General Site

General Site

Amenity Type	General SIte		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Picnic Table	Wood/Composite/Fiberglass, Replace	4 EA	Poor
Picnic Table	Precast Concrete, Replace	20 EA	Fair
Picnic Table	Wood/Composite/Fiberglass, Replace	11 EA	Fair
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	3800 SF	Fair
Park Bench	Metal Powder-Coated, Replace	6 EA	Fair
Signage	Property, Monument, Replace/Install	3 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	4 EA	Fair

General Site			
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	5 EA	Fair
Play Structure	Multipurpose, Very Small, Replace	1 EA	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	4 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	1 EA	Poor
Fences and Gates	Fence, Metal Tube 4', Replace	2600 LF	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Swales connecting to drain inlets and culverts		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Damaged picnic tables, damaged park bench		

C. Buildings

C-1. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Facilities / American Legion Hall (1930)	$375	9,523	$3,571,125	0.0%	0.0%	0.1%	10.0%
Finkbiner Park Facilities / Band Shell with Storage (1930)	$350	1,530	$535,500	0.0%	4.2%	4.2%	5.1%
Finkbiner Park Facilities / Checkout Restrooms (1930)	$375	1,000	$375,000	0.0%	0.0%	0.0%	4.1%
Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	$375	890	$333,750	0.0%	7.2%	32.9%	45.6%

C-2. Plan Types (Buildings)

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years

C-3. Immediate Needs (Buildings)

No immediate needs identified.

C-4. Key Findings (Buildings)

C-5.

Foundation System

Concrete or CMU Walls with Continuous Footings
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities Structure

Uniformat Code: A1010
Recommendation: **Repair in 2028**

Priority Score: **90.6**

Plan Type: Performance/Integrity

Cost Estimate: $71,400

$$$$

This is an estimated cost allowance for repairs pending the structural study. - AssetCALC ID: 7200415

Exterior Walls in Poor condition.

Concrete Block (CMU)
Band Shell with Storage Finkbiner Park Facilities Interior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

CMU wall damage due to roof leaks - AssetCALC ID: 7181010

Roofing in Poor condition.

Modified Bitumen
Band Shell with Storage Finkbiner Park Facilities Roof

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

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

**$$**$$

Roof leak at back corner of band hall. - AssetCALC ID: 7181008

Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities
Throughout

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,600

**$$**$$

The point of contact reported that there were some sewer backup issues one year ago. The system is likely aged and has deteriorated over time. - AssetCALC ID: 7200411

Recommended Follow-up Study: Structural, General Design

Structural, General Design
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities Snack Stand

Uniformat Code: P2030
Recommendation: **Design in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,400

**$$$**$

Foundation issues. Interior CMU cracking. Building beginning to slant. - AssetCALC ID: 7181041

Flooring in Poor condition.

Concrete
Band Shell with Storage Finkbiner Park Facilities Site

Uniformat Code: C2030
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,900

**$$**$$

Concrete cracking on stage - AssetCALC ID: 7181002

Flooring in Poor condition.

Concrete
Band Shell with Storage Finkbiner Park Facilities Band shell floor

Uniformat Code: C2030
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Concrete floor cracking in storage room - AssetCALC ID: 7181009

Flooring in Poor condition.

Vinyl Tile (VCT)
Lobb Field Restrooms Snack Bar Finkbiner Park Facilities
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,900

**$$**$$

Deteriorated and cracked flooring - AssetCALC ID: 7181029

C-6. American Legion Hall

American Legion Hall: Systems Summary		
Constructed/Renovated	1930	
Building/Group Size	9,523 SF	
Number of Stories	One above grade with one below-grade basement level	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over basement foundation	Good
Façade	Primary Wall Finish: CMU Windows: Aluminum, wood, vinyl	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, wallpaper, ceramic tile Floors: Carpet, VCT, vinyl sheeting, wood, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, furnace, split system condensing units	Fair

American Legion Hall: Systems Summary		
Fire Suppression	Kitchen hood system, fire extinguishers, nearby fire hydrants	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

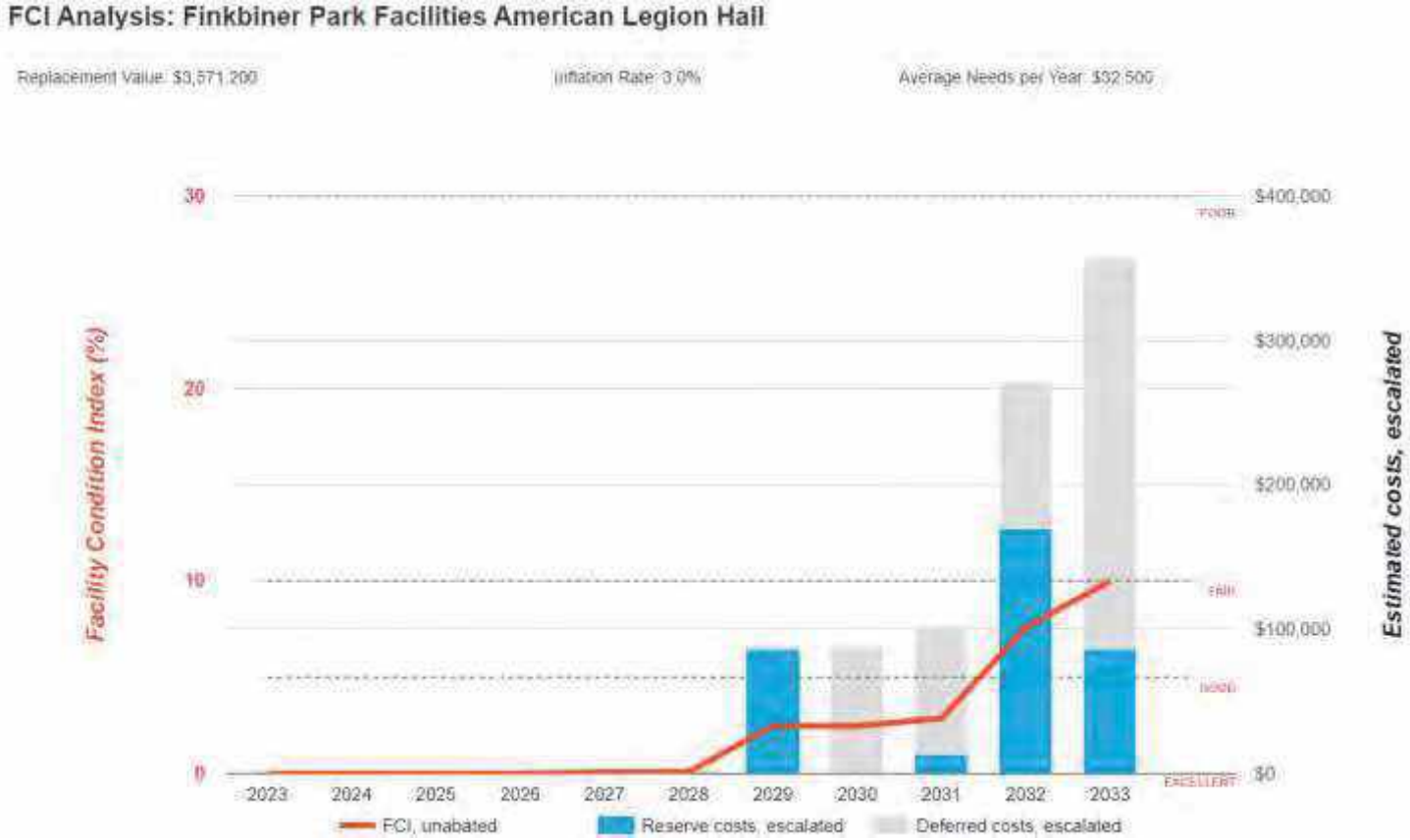
American Legion Hall: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$30,800	$94,100	$124,900
Roofing	-	-	-	-	$58,800	$58,800
Interiors	-	-	-	$128,500	$200,300	$328,800
Plumbing	-	-	$2,200	$5,800	$50,900	$58,900
HVAC	-	-	-	$70,000	$105,100	$175,000
Fire Protection	-	-	-	-	$4,900	$4,900
Electrical	-	-	-	$85,700	$460,600	$546,300
Equipment & Furnishings	-	-	-	$33,900	$3,600	$37,500
Special Construction & Demo	-	-	-	-	$17,900	$17,900
Site Development	-	-	-	-	$11,100	$11,100
Site Utilities	-	-	-	-	$3,700	$3,700
TOTALS (3% inflation)	**-**	**-**	**$2,200**	**$354,600**	**$1,011,000**	**$1,367,800**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



C-7. Band Shell with Storage

Band Shell with Storage: Systems Summary

Constructed/Renovated	Unknown	
Building Size	1,530 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Windows: none	Fair
Roof	Primary: Sloped construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Band Shell with Storage: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaks, interior CMU wall damage, concrete floor cracking	

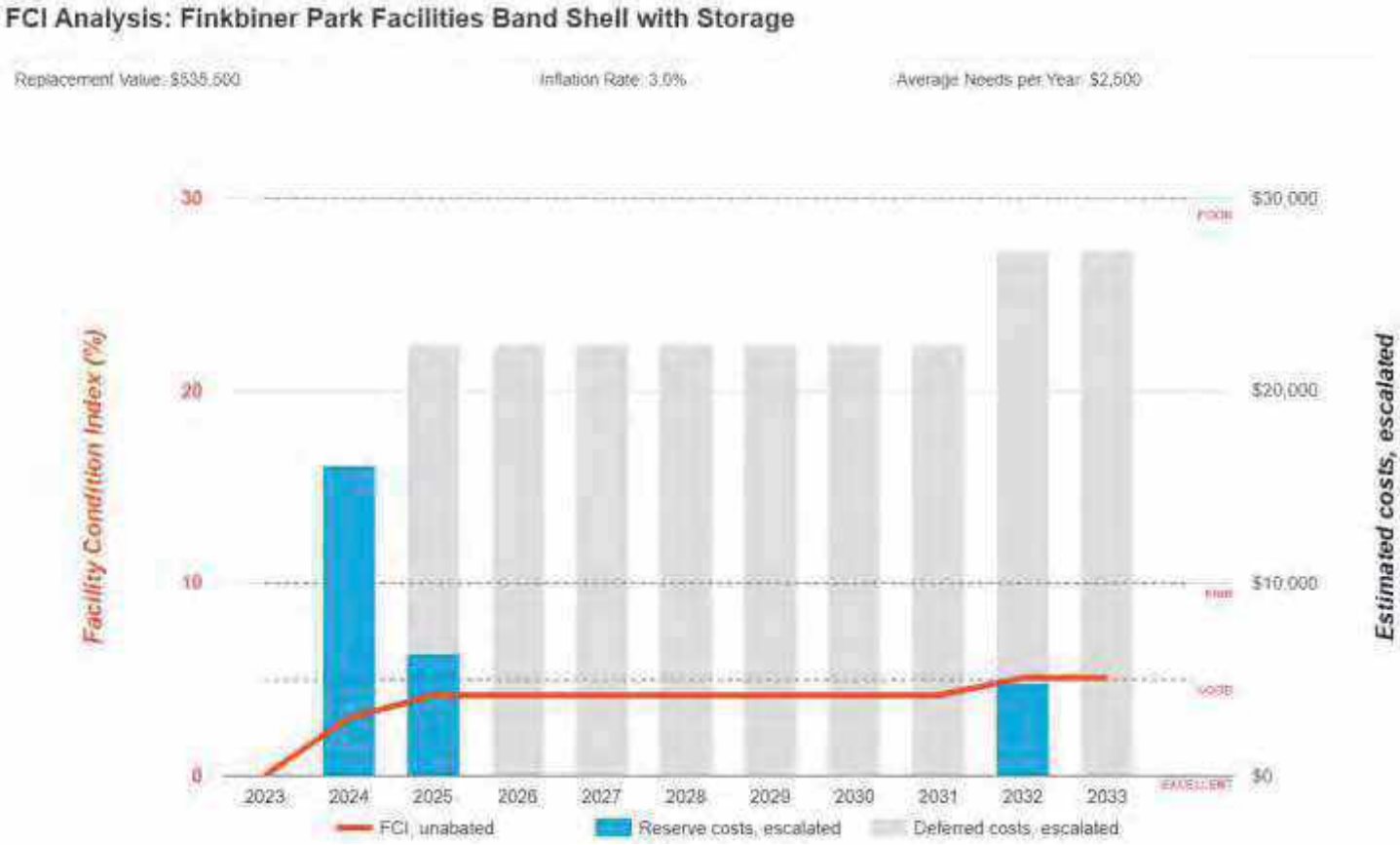
Band Shell with Storage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,600	-	-	$10,500	$12,100
Roofing	-	$4,700	-	-	$18,400	$23,100
Interiors	-	$16,100	-	-	-	$16,100
Electrical	-	-	-	$4,900	$6,600	$11,500
TOTALS (3% inflation)	**-**	**$22,400**	**-**	**$4,900**	**$35,500**	**$62,800**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



C-8. Checkout Restrooms

Checkout Restrooms: Systems Summary

Constructed/Renovated	1930 / 2023	
Building Size	1,000 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Good
Façade	Primary Wall Finish: Brick Windows: none	Good
Roof	Primary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Vinyl Floors: Painted concrete Ceilings: Painted wood	Excellent
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Fixtures: Toilets, urinals, and sinks in restrooms	Excellent
HVAC	None	--

Checkout Restrooms: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Excellent
Fire Alarm	Smoke detectors with exit signs only	Excellent
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

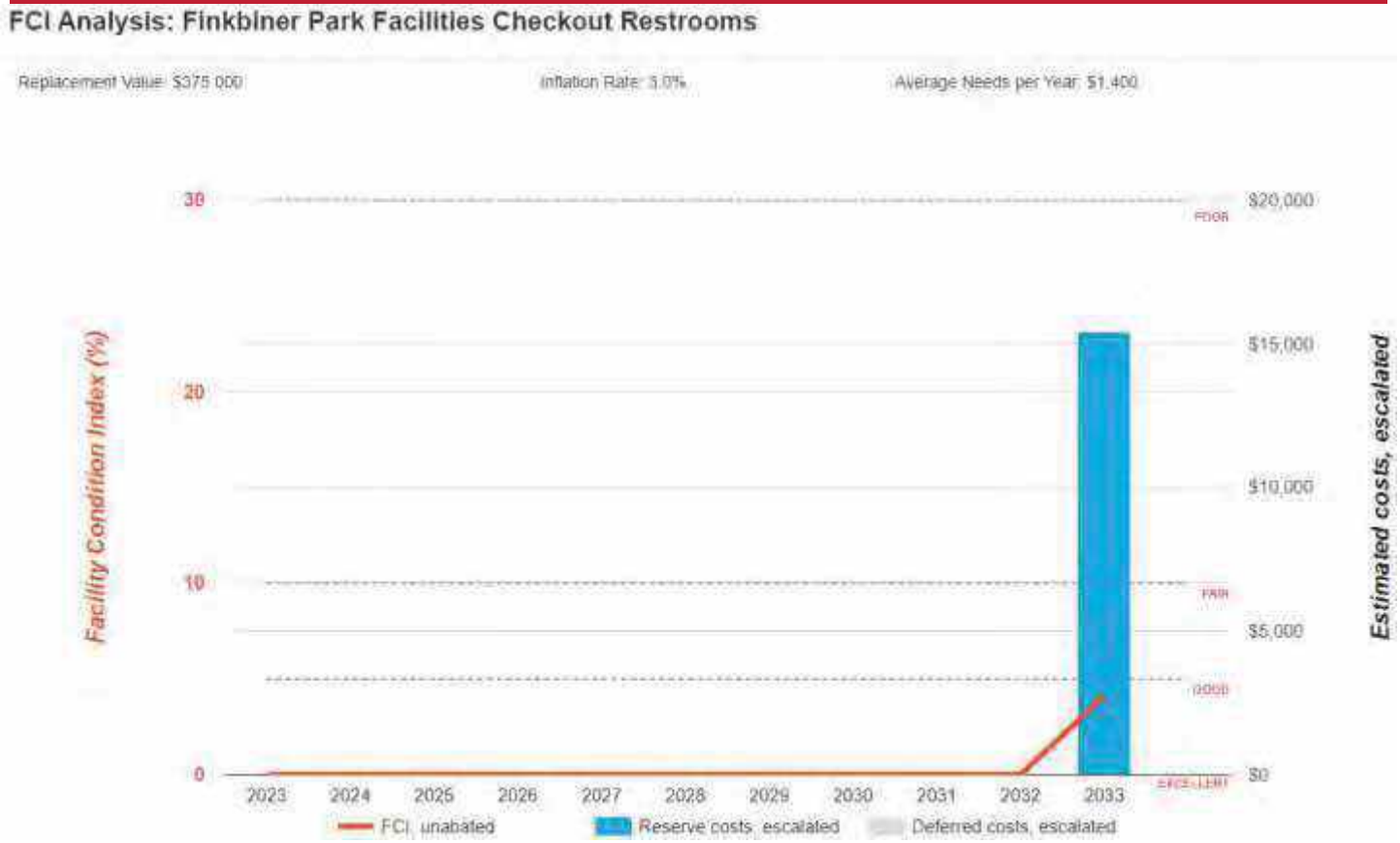
Checkout Restrooms: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$8,400	$11,300	$19,700
Roofing	-	-	-	-	$10,200	$10,200
Interiors	-	-	-	$7,000	$18,100	$25,100
Plumbing	-	-	-	-	$8,300	$8,300
Electrical	-	-	-	-	$5,600	$5,600
Site Utilities	-	-	-	-	$9,700	$9,700
Site Development	-	-	-	-	$617,800	$617,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$15,400**	**$681,000**	**$696,400**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



C-9. Lobb Field Restrooms Snack Bar

Lobb Field Restrooms Snack Bar: Systems Summary

Constructed/Renovated	1930	
Building Size	890 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Poor
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Poor
HVAC	Non-Central System: Ductless split system	Fair
Fire Suppression	Fire extinguishers, nearby fire hydrants	Fair

Lobb Field Restrooms Snack Bar: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Extensive brick cracking and structural issues, sewer system issues, VCT cracking	

Lobb Field Restrooms Snack Bar: Systems 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
Structure	-	-	$82,800	-	-	$82,800
Facade	-	-	-	-	$16,500	$16,500
Roofing	-	-	-	$17,800	-	$17,800
Interiors	-	$6,200	$1,900	$3,200	$16,600	$27,900
Plumbing	-	$7,000	$1,100	-	$16,100	$24,200
HVAC	-	-	-	$8,500	$4,900	$13,500
Electrical	-	-	-	$3,700	-	$3,700
Equipment & Furnishings	-	-	-	$9,300	-	$9,300
Follow-up Studies	-	$10,700	-	-	-	$10,700
TOTALS (3% inflation)	**-**	**$24,000**	**$85,800**	**$42,500**	**$54,100**	**$206,400**

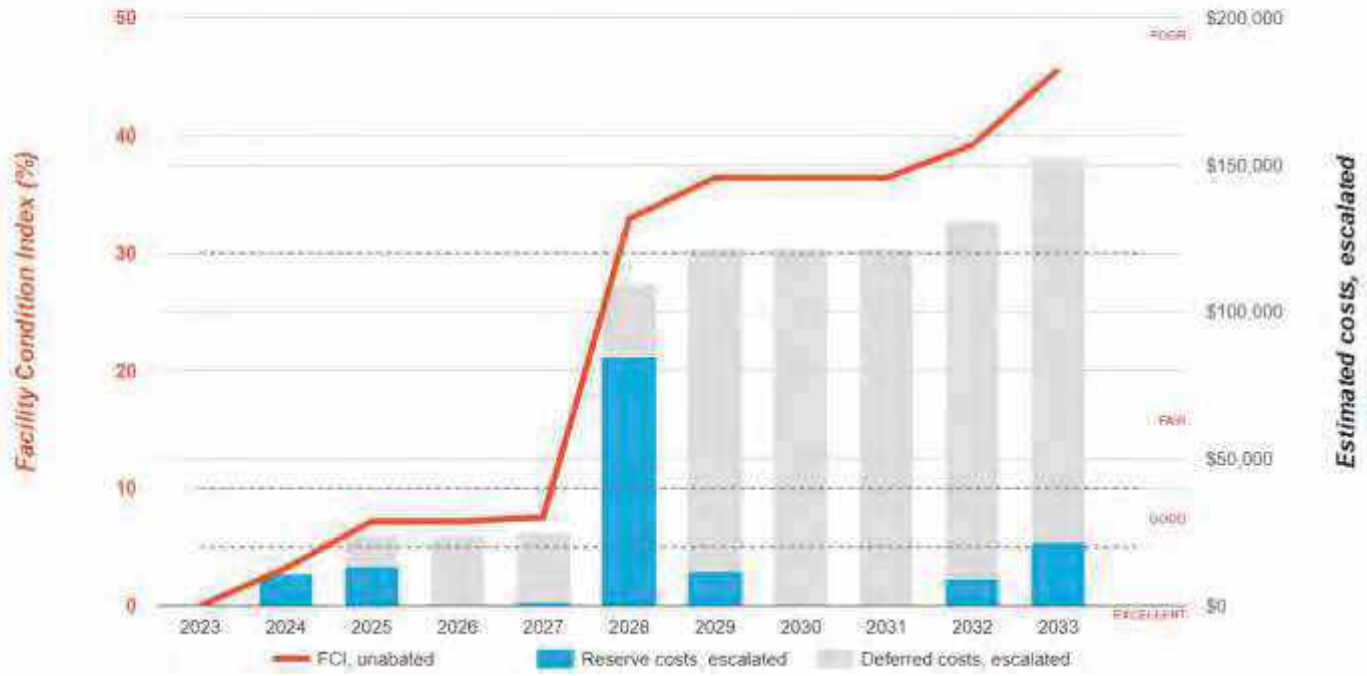
*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Facilities Lobb Field Restrooms Snack Bar

Replacement Value: $333,800 Inflation Rate: 3.0% Average Needs per Year: $13,900



D. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

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

- Sloped roofs; safety concerns

E. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 1930 with additional amenities and buildings added and renovated in phases over time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

G. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

H. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

No utility consumption or cost data was available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Five
Number of gas meters observed	One
Number of domestic water meter observed	Five

Average Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$11.18/kgal

Electricity

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the owner.

Natural Gas

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. Bureau Veritas will update the report on receipt of the actual data from the owner.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. Bureau Veritas will complete energy benchmarking on receipt of the actual data from the owner.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$8,266 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,347 *(In Current Dollars)*
Net Effective ECM Payback	5.5 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Facilities

		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Finkbiner Park Facilities	$5,942	0	7,688	5	0	26	1.73	$2,294	$194	$2,488	2.39	5.00	$23,754	15.00
	Attribute:	Replace HID (6x) ;Linear Fluorescent (62x) ;															
2	Title:	Install Low Flow Faucet Aerators	Location: American Legion Hall	$78	3	0	0	1	0	0.02	$7	$0	$16	4.96	1.72	$56	10.00
	Attribute:	Replace 5x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators															
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: American Legion Hall	$1,167	0	0	0	9	0	0.00	$0	$0	$104	11.21	1.07	$76	15.00
	Attribute:	Retrofit 6x; 1.6 GPF toilets with dual-flush flush valves															
Totals for No/Low Cost Items				**$78**	**3**	**0**	**0**	**0**	**1**	**0.02**	**$7**	**$0**	**$16**	**4.96**			
Total For Capital Cost				**$7,110**	**0**	**7,688**	**5**	**5**	**9**	**1.73**	**$2,294**	**$194**	**$2,592**	**2.74**			
		Interactive Savings Discount @ 10%			0	-769	-1	-1	-1	-0.17	-$230	-$19	-$261				
		Total Contingency Expenses @ 15%		$1,078													
Total for Improvements				**$8,266**	**3**	**6,919**	**5**	**5**	**9**	**1.57**	**$2,071**	**$174**	**$2,347**	**3.52**			

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
2. Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
3. Ensure control valves/steam valves and traps are functional before start of each heating season.
4. Ensure the duct work in unconditioned space is un-compromised and well insulated
5. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
6. Ensure that the air dampers are operating correctly
7. Return vents should remain un-obstructed and be located centrally.
8. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
9. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
10. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
11. Ensure refrigerant pressure is maintained in the condensers
12. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

L. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Facilities, 159 North Cullen Avenue and 160 North Wabash Avenue, Glendora, California 91741, 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.

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.

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

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

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Reviewed by:

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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - AMERICAN LEGION HALL FRONT ELEVATION

2 - AMERICAN LEGION HALL LEFT ELEVATION

3 - AMERICAN LEGION HALL REAR ELEVATION

4 - BAND SHELL FRONT ELEVATION

5 - BAND SHELL LEFT ELEVATION

6 - BAND SHELL REAR ELEVATION

Photographic Overview

7 - CHECKOUT RESTROOMS FRONT ELEVATION

8 - CHECKOUT RESTROOMS LEFT ELEVATION

9 - CHECKOUT RESTROOMS REAR ELEVATION

10 - FRONT ELEVATION

11 - LEFT ELEVATION

12 - REAR ELEVATION

Photographic Overview

13 - AMERICAN LEGION HALL CLASSROOM

14 - AMERICAN LEGION HALL STAGE

15 - AMERICAN LEGION HALL OFFICE

16 - AMERICAN LEGION HALL BASEMENT

17 - AMERICAN LEGION HALL KITCHEN

18 - BAND SHELL STORAGE ROOM

Photographic Overview

19 - BAND SHELL STAGE AREA

20 - CHECKOUT RESTROOMS INTERIOR

21 - CHECKOUT RESTROOMS STORAGE ROOM

22 - SNACK BAR KITCHEN INTERIOR

23 - STORAGE TANK WATER HEATER

24 - ROOF MOUNTED PACKAGED UNIT

Photographic Overview

25 - SPLIT SYSTEM AIR CONDITIONER

26 - HVAC GAS FIRED FURNACE

27 - ROOF MOUNTED EXHAUST FAN

28 - MAIN BUILDING DISTRIBUTION PANEL

29 - ASPHALT PAVED PARKING AREA

30 - LOBB BASEBALL FIELD OVERVIEW

Photographic Overview

31 - LOBB FIELD BASEBALL DUGOUT

32 - FINKBINER PARK VOLLEYBALL COURT

33 - FINKBINER PARK BASKETBALL COURT

34 - FINKBINER PARK PICNIC AREA

35 - SITE LED POLE LIGHT

36 - FINKBINER PARK MONUMENT SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-014.379	Finkbiner Park Facilities
Source	**On-Site Date**
Google	December 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Facilities

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property: 2 years

Date Completed: 12/14/2023

Phone Number: 626.672.6306

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: 1930	Renovated:	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Complete renovation of Checkout Restrooms in March 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Lobb Field Snack Bar is beginning to slant
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks at Band Shell
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Facilities

BV Project Number: 158691.23R000-014.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

ACCESSIBLE RAMP

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Structure	NA	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Repair	400 LF	5	7200415
Facade						
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	3	16	7181040
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	21	7181035
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	890 SF	10	7200416
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	750 SF	5	7200419
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	150 SF	21	7181033
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	790 SF	2	7181029
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	21	7181045
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	890 SF	6	7181039
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	7181042
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	890 SF	2	7200411
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7181044
D2010	Snack Stand	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	7181038
D2010	Electrical room	Fair	Water Heater, Electric, Residential	1	4	7181036
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	6	7181034
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7181043
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	890 SF	21	7181030

Component Condition Report | Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	21	7181032
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	890 SF	10	7200412
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	9	7181031
Follow-up Studies						
P2030	Snack Stand	Poor	Engineering Study, Structural, General Design, Design	1	1	7181041

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,775 SF	6	7180986
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	2	16	7180987
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	16	7180988
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	11	16	7180982
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	21	7180971
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	16	7180985
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,510 SF	11	7180972
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	21	7180976
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,523 SF	14	7180991
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,865 SF	6	7180995
C2010	Basement	Fair	Wall Finishes, Wallpaper	2,520 SF	9	7180974
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	21	7180998
C2030	Main Hall	Fair	Flooring, Wood, Strip	2,000 SF	16	7180950

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	800 SF	9	7180940
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	2,910 SF	9	7180967
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	200 SF	9	7180992
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	21	7180945
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	7180979
C2030	Basement	Fair	Flooring, Vinyl Tile (VCT)	2,013 SF	9	7180942
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	7180978
Plumbing						
D2010	Basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	4	7180956
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	16	7180984
D2010	Restrooms	Fair	Urinal, Standard	1	16	7180948
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,523 SF	21	7180996
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	16	7180961
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7180964
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	7180947
HVAC						
D3020	Basement	Fair	Furnace, Gas	1	13	7180953
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180955
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180959
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	7180969
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7180970
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180993
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,523 SF	16	7180986
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7180958
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7180981

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	11	7180941
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,523 SF	20	7200409
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	21	7180944
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,523 SF	10	7200408
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7180949
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	9	7180983
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7180990
E1040	Kitchen	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7180980
Special Construction & Demo						
F1020	Building exterior	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	16	7180943
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180903
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180954
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180975
G2060	Site	Fair	Flagpole, Metal	1	16	7180968
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7180980
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	11	7180977

Component Condition Report | Finkbiner Park Facilities / Band Shell with Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Interior	Poor	Exterior Walls, Concrete Block (CMU)	50 SF	2	7181010

Component Condition Report | Finkbiner Park Facilities / Band Shell with Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	21	7181011
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	7181006
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	300 SF	2	7181008
B3010	Roof	Fair	Roofing, Modified Bitumen	360 SF	11	7181012
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,404 SF	11	7181007
Interiors						
C2030	Band shell floor	Poor	Flooring, Concrete, Repair	150 SF	1	7181009
C2030	Site	Poor	Flooring, Concrete, Repair	200 SF	1	7181002
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	1	9	7181004
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,530 SF	21	7181001
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,530 SF	11	7181005

Component Condition Report | Finkbiner Park Facilities / Checkout Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Excellent	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	10	7181022
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	2	40	7181023
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	2	40	7181013
Roofing						
B3010	Roof	Excellent	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	20	7181025
Interiors						
C2010	Throughout building	Excellent	Wall Finishes, Vinyl	1,500 SF	15	7181021
C2030	Throughout building	Excellent	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	10	7181024

Component Condition Report | Finkbiner Park Facilities / Checkout Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	10	7181027
Plumbing						
D2010	Throughout building	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	40	7181020
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	5	30	7181028
D2010	Building exterior	Excellent	Drinking Fountain, Exterior/Site, Precast Pedestal	1	15	7181026
D2010	Restrooms	Excellent	Urinal, Standard	2	30	7181018
D2010	Restrooms	Excellent	Sink/Lavatory, Vanity Top, Stainless Steel	5	30	7181014
Electrical						
D5020	Throughout	Excellent	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,000 SF	40	7200410
D5020	Electrical room	Excellent	Distribution Panel, 120/240 V, Residential Style	1	30	7181016
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	20	7181017
Sitework						
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	100,000 SF	11	7181019
G4050	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	20	7181015

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Scout Hut Picnic Area	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181285
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181360
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181364
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181382
D2010	Site B	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181383
Equipment & Furnishings						
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181237

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181226
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181356
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181246
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181263
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181211
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181241
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181311
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181231
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181374
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181240
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181386
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181397
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	3,800 SF	19	7181313
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181372
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181334
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181323
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181339
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181238
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181308
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181276
Pedestrian Plazas & Walkways						
G2020	South Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,300 SF	14	7181223
G2020	South Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,300 SF	3	7181332
G2030	Basketball Court	Poor	Sidewalk, Concrete, Large Areas	500 SF	2	7181321

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	3,500 SF	14	7181394
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181329
G2050	Volleyball Court	Fair	Playfield Surfaces, Sand, 6" Depth	3,200 SF	11	7181306
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	11	7181333
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181336
G2050	Site C	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181257
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	11	7181379
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	11	7181359
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181366
G2050	Site A	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181314
G2050	Volleyball Court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	11	7181261
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181273
G2050	Site A	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7181217
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	11	7181267
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	14	7181289
G2050	Basketball Court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,500 SF	2	7181305
G2050	Site B	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181228
Sitework						
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181338
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181385
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181370
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181357
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181368
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181391

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181328
G2060	Lobb Field	Fair	Fences & Gates, Fence, Chain Link 6'	1,300 LF	21	7181260
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181304
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181230
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181310
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181315
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181200
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181377
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181201
G2060	Site C	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181340
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181378
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181207
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	16	7181277
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181250
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181348
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181309
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181229
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181282
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181322
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181234
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181270
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181291
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181367
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181259
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181239

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181373
G2060	Site B	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181341
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181214
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181213
G2060	Lobb Field	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181206
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181258
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181371
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181281
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181254
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181331
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181300
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181271
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181295
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181358
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181396
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181384
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181298
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181233
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181248
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181269
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181210
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181365
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181395
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181303
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181205

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181361
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181245
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181312
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	16	7181389
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181279
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181362
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181302
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181224
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181219
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181318
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181216
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181296
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181262
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181380
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181249
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181297
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181209
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181212
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181299
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	1	2	7181275
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181317
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	13	7181324
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181283
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181255
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181222

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181199
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181242
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181243
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181350
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181352
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181220
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181285
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181351
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181204
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181342
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181346
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181287
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181393
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181353
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181345
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181376
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181326
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181206
G2060	Bandshell	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181301
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181278
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181256
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181390
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181288
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181268
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181232

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site B	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181252
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181343
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	2,600 LF	21	7181375
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181387
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181235
G2060	Site C	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181316
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181330
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181293
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181280
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181225
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181251
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181266
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181227
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181272
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181284
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181286
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181244
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181253
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181292
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181388
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181355
G2060	Bandshell	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181396
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181363
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181221
G2080	Lobb Field	Fair	Irrigation System, Drip System	115,000 SF	11	7181354

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181290
G4050	Volleyball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181218
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181347
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181202
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181344
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181215
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181236
G4050	Basketball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181294
G4050	Bandshell	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181247
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181264
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181203
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181325
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181392
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181337
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181327
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181335
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181198
G4050	Basketball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181381
G4050	Volleyball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181369
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181307
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181320
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181319
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181274
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181349

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Facilities	$0	$0	$16,435	$5,510	$0	$0	$967	$2,615	$6,387	$71,515	$0	$1,088,191	$3,032	$13,352	$273,423	$0	$50,909	$3,514	$8,584	$224,887	$0	**$1,769,321**
Finkbiner Park Facilities / American Legion Hall	$0	$0	$0	$0	$2,177	$0	$86,373	$0	$13,380	$169,224	$85,679	$77,509	$0	$9,176	$67,127	$0	$393,227	$0	$0	$3,391	$460,581	**$1,367,844**
Finkbiner Park Facilities / Band Shell with Storage	$0	$16,089	$6,313	$0	$0	$0	$0	$0	$0	$4,853	$0	$25,017	$0	$0	$0	$0	$10,504	$0	$0	$0	$0	**$62,777**
Finkbiner Park Facilities / Checkout Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,395	$617,797	$0	$0	$0	$17,036	$0	$0	$0	$0	$46,216	**$696,444**
Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	$0	$10,726	$13,258	$0	$1,088	$84,724	$11,689	$0	$0	$9,317	$21,531	$7,414	$0	$0	$0	$2,608	$32,659	$9,713	$0	$1,696	$0	**$206,421**
Grand Total	**$0**	**$26,816**	**$36,006**	**$5,510**	**$3,265**	**$84,724**	**$99,028**	**$2,615**	**$19,768**	**$254,909**	**$122,605**	**$1,815,927**	**$3,032**	**$22,528**	**$340,550**	**$19,643**	**$487,299**	**$13,227**	**$8,584**	**$229,974**	**$506,797**	**$4,102,806**

Finkbiner Park Facilities

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Lobb Field	7181360	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Lobb Field	7181364	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Lobb Field	7181382	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Scout Hut Picnic Area	7181265	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Site B	7181383	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181263	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181211	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181311	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181231	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181240	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181237	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181226	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181356	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181246	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181241	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181374	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181386	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181397	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
F1020	Lobb Field	7181372	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181334	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181323	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181339	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181238	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181308	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181276	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Site	7181313	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	11	19	3800	SF	$25.00	$33.75	$128,250																				$128,250			**$128,250**
G2020	South Parking Lot	7181332	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8300	SF	$0.45	$0.61	$5,042				$5,042					$5,042					$5,042					$5,042				**$20,169**
G2020	South Parking Lot	7181223	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	8300	SF	$3.50	$4.73	$39,218															$39,218								**$39,218**
G2030	Basketball Court	7181321	Sidewalk, Concrete, Large Areas, Replace	50	48	2	500	SF	$9.00	$12.15	$6,075			$6,075																				**$6,075**
G2050	Basketball Court	7181305	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	3500	SF	$0.45	$0.61	$2,126			$2,126					$2,126							$2,126					$2,126				**$8,505**
G2050	Basketball Court	7181359	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	1	EA	$9,500.00	$12,825.00	$12,825													$12,825										**$12,825**
G2050	Lobb Field	7181329	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181336	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181366	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181273	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Volleyball Court	7181261	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	1	EA	$1,400.00	$1,890.00	$1,890													$1,890										**$1,890**
G2050	Basketball Court	7181289	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	1	EA	$9,500.00	$12,825.00	$12,825															$12,825								**$12,825**
G2050	Basketball Court	7181394	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	11	14	3500	SF	$6.50	$8.78	$30,713															$30,713								**$30,713**
G2050	Site A	7181217	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810																**$810**
G2050	Site A	7181314	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site B	7181228	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site C	7181257	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site	7181379	Campground Accessories, Grill, Pedestal-Style, Replace	15	4	11	1	EA	$600.00	$810.00	$810												$810											**$810**
G2050	Site	7181267	Campground Accessories, Grill, Pedestal-Style, Replace	15	4	11	1	EA	$600.00	$810.00	$810												$810											**$810**
G2050	Site	7181333	Play Structure, Multipurpose, Very Small, Replace	20	9	11	1	EA	$6,000.00	$8,100.00	$8,100												$8,100											**$8,100**
G2050	Volleyball Court	7181306	Playfield Surfaces, Sand, 6" Depth, Replace	20	9	11	3200	SF	$1.60	$2.16	$6,912													$6,912										**$6,912**
G2060	Bandshell	7181301	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**
G2060	Site	7181256	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**
G2060	Site	7181370	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7181235	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site	7181331	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site B	7181341	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site C	7181316	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site C	7181340	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site	7181275	Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Lobb Field	7181200	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7181396	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7181266	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site C	7181234	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Bandshell	7181282	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181385	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181278	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181398	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181357	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181201	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181207	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181348	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181259	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181239	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181300	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181210	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181361	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181245	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181302	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181219	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181216	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181296	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181283	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181255	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181220	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181346	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181206	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181249	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181297	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181209	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181299	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181390	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181268	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181232	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181227	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181253	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181355	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181391	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181328	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181230	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181310	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181250	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181309	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181270	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181291	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181271	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181233	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181362	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181224	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181199	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181393	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181376	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7181380	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181343	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181272	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181280	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181312	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181317	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181285	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181351	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181252	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181322	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181367	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181358	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181384	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181298	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181365	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181303	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181205	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181318	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181342	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181345	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181213	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181281	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181254	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181338	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181251	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181286	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181244	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181388	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181221	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Lobb Field	7181208	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181368	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181304	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181377	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181378	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181229	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181373	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181295	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181248	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181279	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181262	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181222	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181242	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181243	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181352	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181204	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181287	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181326	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181214	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181258	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181212	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181288	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181284	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181363	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181330	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181225	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181315	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181269	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181395	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site A	7181350	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site A	7181353	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181371	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181387	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site A	7181292	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181293	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181324	Signage, Property, Monument, Replace/Install	20	7	13	1	EA	$3,000.00	$4,050.00	$4,050													$4,050										**$4,050**
G2060	Site	7181277	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,050.00	$4,050																	$4,050						**$4,050**
G2060	Site	7181389	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,050.00	$4,050																	$4,050						**$4,050**
G2080	Lobb Field	7181354	Irrigation System, Drip System, Replace	20	9	11	115000	SF	$3.00	$4.05	$465,750												$465,750											**$465,750**
G4050	Bandshell	7181247	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Basketball Court	7181294	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Basketball Court	7181381	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181290	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181347	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181344	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181215	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181236	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181264	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181203	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181325	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181335	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181198	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181320	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181274	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Site	7181392	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181337	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181307	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181349	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181202	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181327	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181319	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Volleyball Court	7181218	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$6,800.00	$9,180.00	$9,180												$9,180											**$9,180**
G4050	Volleyball Court	7181369	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$6,800.00	$9,180.00	$9,180												$9,180											**$9,180**
Totals, Unescalated												**$0**	**$0**	**$15,491**	**$5,042**	**$0**	**$0**	**$810**	**$2,126**	**$5,042**	**$54,810**	**$0**	**$786,132**	**$2,126**	**$9,092**	**$180,765**	**$0**	**$31,725**	**$2,126**	**$5,042**	**$128,250**	**$0**	**$1,228,581**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$16,435**	**$5,510**	**$0**	**$0**	**$967**	**$2,615**	**$6,387**	**$71,515**	**$0**	**$1,088,191**	**$3,032**	**$13,352**	**$273,423**	**$0**	**$50,909**	**$3,514**	**$8,584**	**$224,887**	**$0**	**$1,769,321**

Finkbiner Park Facilities / American Legion Hall

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7180966	Exterior Walls, any painted surface, Prep & Paint	10	4	6	5775	SF	$3.00	$4.46	$25,774							$25,774										$25,774					**$51,549**
B2020	Building Exterior	7180987	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																	$2,678					**$2,678**
B2020	Building Exterior	7180982	Window, Wood, 16-25 SF, Replace	30	14	16	11	EA	$1,200.00	$1,785.24	$19,638																	$19,638					**$19,638**
B2020	Building Exterior	7180988	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$950.00	$1,413.32	$2,827																	$2,827					**$2,827**
B2050	Building Exterior	7180965	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	4	EA	$1,300.00	$1,934.01	$7,736																	$7,736					**$7,736**
B3010	Roof	7180972	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	7510	SF	$3.80	$5.65	$42,456												$42,456										**$42,456**
C1070	Throughout building	7180991	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	8523	SF	$3.50	$5.21	$44,379															$44,379								**$44,379**
C2010	Basement	7180974	Wall Finishes, Wallpaper, Replace	15	6	9	2520	SF	$2.20	$3.27	$8,248										$8,248												**$8,248**
C2010	Throughout building	7180995	Wall Finishes, any surface, Prep & Paint	10	4	6	10865	SF	$1.50	$2.23	$24,246							$24,246										$24,246					**$48,492**
C2030	Main Hall	7180950	Flooring, Wood, Strip, Replace	30	14	16	2000	SF	$15.00	$22.32	$44,631																	$44,631					**$44,631**
C2030	Kitchen	7180940	Flooring, Vinyl Sheeting, Replace	15	6	9	800	SF	$7.00	$10.41	$8,331										$8,331												**$8,331**
C2030	Storage	7180992	Flooring, Vinyl Tile (VCT), Replace	15	6	9	200	SF	$5.00	$7.44	$1,488										$1,488												**$1,488**
C2030	Basement	7180942	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2013	SF	$5.00	$7.44	$14,974										$14,974												**$14,974**
C2030	Throughout building	7180967	Flooring, Vinyl Sheeting, Replace	15	6	9	2910	SF	$7.00	$10.41	$30,304										$30,304												**$30,304**
C2030	Throughout building	7180979	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1000	SF	$7.50	$11.16	$11,158							$11,158										$11,158					**$22,316**
C2050	Throughout building	7180978	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	$2.00	$2.98	$2,975							$2,975										$2,975					**$5,951**
D2010	Basement	7180956	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	11	4	1	EA	$1,300.00	$1,934.01	$1,934						$1,934															$1,934		**$3,868**
D2010	Throughout building	7180947	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	$1,500.00	$2,231.55	$4,463										$4,463												**$4,463**
D2010	Kitchen	7180964	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7180961	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	5	EA	$1,700.00	$2,529.09	$12,645																	$12,645					**$12,645**
D2010	Restrooms	7180984	Toilet, Commercial Water Closet, Replace	30	14	16	6	EA	$1,300.00	$1,934.01	$11,604																	$11,604					**$11,604**
D2010	Restrooms	7180948	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D3020	Basement	7180953	Furnace, Gas, Replace	20	7	13	1	EA	$4,200.00	$6,248.34	$6,248														$6,248								**$6,248**
D3030	Roof	7180969	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$4,000.00	$5,950.80	$5,951							$5,951															**$5,951**
D3030	Building exterior	7180970	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$7,100.00	$10,562.67	$10,563									$10,563													**$10,563**
D3030	Roof	7180955	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$4,000.00	$5,950.80	$5,951										$5,951												**$5,951**
D3030	Roof	7180959	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$7,100.00	$10,562.67	$10,563										$10,563												**$10,563**
D3030	Roof	7180993	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$3,400.00	$5,058.18	$5,058										$5,058												**$5,058**
D3050	Roof	7180958	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$11,000.00	$16,364.70	$16,365										$16,365												**$16,365**
D3050	Throughout building	7180986	HVAC System, Ductwork, Medium Density, Replace	30	14	16	9523	SF	$4.00	$5.95	$56,669																	$56,669					**$56,669**
D3060	Roof	7180981	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570												$3,570											**$3,570**
D4010	Kitchen	7180941	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	6	LF	$400.00	$595.08	$3,570												$3,570											**$3,570**
D5020	Throughout	7200409	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	9523	SF	$18.00	$26.78	$255,013																					$255,013		**$255,013**
D5040	Throughout	7200408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9523	SF	$4.50	$6.69	$63,753											$63,753											**$63,753**
E1030	Kitchen	7180949	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$6,694.65	$6,695										$6,695												**$6,695**
E1030	Kitchen	7180983	Foodservice Equipment, Griddle, Replace	15	6	9	1	EA	$7,000.00	$10,413.90	$10,414										$10,414												**$10,414**
E1030	Kitchen	7180990	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$6,843.42	$6,843										$6,843												**$6,843**
E1040	Kitchen	7180960	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						**$4,463**
F1020	Building exterior	7180943	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	300	SF	$25.00	$37.19	$11,158																	$11,158					**$11,158**
G2060	Site	7180975	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180954	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180963	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180980	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Site	7180968	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
G4050	Building exterior	7180977	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678										**$2,678**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$1,934**	**$0**	**$72,336**	**$0**	**$10,563**	**$129,696**	**$63,753**	**$55,994**	**$0**	**$6,248**	**$44,379**	**$0**	**$245,046**	**$0**	**$0**	**$1,934**	**$255,013**	**$886,895**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$2,177**	**$0**	**$86,373**	**$0**	**$13,380**	**$169,224**	**$85,679**	**$77,509**	**$0**	**$9,176**	**$67,127**	**$0**	**$393,227**	**$0**	**$0**	**$3,391**	**$460,581**	**$1,367,844**

Finkbiner Park Facilities / Band Shell with Storage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Interior	7181010	Exterior Walls, Concrete Block (CMU), Replace	50	48	2	50	SF	$20.00	$29.75	$1,488			$1,488																			**$1,488**
B2050	Building Exterior	7181006	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	14	16	1	EA	$4,400.00	$6,545.88	$6,546																	$6,546					**$6,546**
B3010	Roof	7181007	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	1404	SF	$3.80	$5.65	$7,937											$7,937											**$7,937**
B3010	Roof	7181008	Roofing, Modified Bitumen, Replace	20	18	2	300	SF	$10.00	$14.88	$4,463			$4,463																			**$4,463**
B3010	Roof	7181012	Roofing, Modified Bitumen, Replace	20	9	11	360	SF	$10.00	$14.88	$5,356											$5,356											**$5,356**
C2030	Site	7181002	Flooring, Concrete, Repair	0	-1	1	200	SF	$30.00	$44.63	$8,926		$8,926																				**$8,926**
C2030	Band shell floor	7181009	Flooring, Concrete, Repair	0	-1	1	150	SF	$30.00	$44.63	$6,695		$6,695																				**$6,695**
D5020	Throughout building	7181004	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	$2,500.00	$3,719.25	$3,719										$3,719												**$3,719**
D5040	Throughout building	7181005	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	1530	SF	$2.10	$3.12	$4,780											$4,780											**$4,780**
Totals, Unescalated												**$0**	**$15,621**	**$5,951**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,719**	**$0**	**$18,073**	**$0**	**$0**	**$0**	**$0**	**$6,546**	**$0**	**$0**	**$0**	**$0**	**$49,910**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$16,089**	**$6,313**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,853**	**$0**	**$25,017**	**$0**	**$0**	**$0**	**$0**	**$10,504**	**$0**	**$0**	**$0**	**$0**	**$62,777**

Finkbiner Park Facilities / Checkout Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7181022	Exterior Walls, any painted surface, Prep & Paint	10	0	10	1400	SF	$3.00	$4.46	$6,248											$6,248										$6,248	**$12,497**
B3010	Roof	7181025	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	0	20	1000	SF	$3.80	$5.65	$5,653																					$5,653	**$5,653**
C2010	Throughout building	7181021	Wall Finishes, Vinyl, Replace	15	0	15	1500	SF	$2.50	$3.72	$5,579																$5,579						**$5,579**
C2030	Throughout building	7181024	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	0	10	1000	SF	$1.50	$2.23	$2,232											$2,232										$2,232	**$4,463**
C2050	Throughout building	7181027	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	1000	SF	$2.00	$2.98	$2,975											$2,975										$2,975	**$5,951**
D2010	Building exterior	7181026	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	0	15	1	EA	$3,600.00	$5,355.72	$5,356																$5,356						**$5,356**
D5040	Throughout building	7181017	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	0	20	1000	SF	$2.10	$3.12	$3,124																					$3,124	**$3,124**
G2080	Site	7181019	Irrigation System, Drip System, Replace/Install	20	9	11	100000	SF	$3.00	$4.46	$446,310												$446,310										**$446,310**
G4050	Building exterior	7181015	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	6	EA	$600.00	$892.62	$5,356																					$5,356	**$5,356**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,455**	**$446,310**	**$0**	**$0**	**$0**	**$10,935**	**$0**	**$0**	**$0**	**$0**	**$25,588**	**$494,288**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,395**	**$617,797**	**$0**	**$0**	**$0**	**$17,036**	**$0**	**$0**	**$0**	**$0**	**$46,216**	**$696,444**

Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A1010	Structure	7200415	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Repair	75	70	5	400	LF	$120.00	$178.52	$71,410						$71,410																**$71,410**
B2020	Building Exterior	7181040	Window, Steel, 28-40 SF, Replace	30	14	16	3	EA	$2,300.00	$3,421.71	$10,265																	$10,265					**$10,265**
B3010	Roof	7200416	Roofing, Modified Bitumen, Replace	20	10	10	890	SF	$10.00	$14.88	$13,241											$13,241											**$13,241**
C2010	Throughout	7200419	Wall Finishes, any surface, Prep & Paint	10	5	5	750	SF	$1.50	$2.23	$1,674						$1,674										$1,674						**$3,347**
C2030	Throughout building	7181029	Flooring, Vinyl Tile (VCT), Replace	15	13	2	790	SF	$5.00	$7.44	$5,876			$5,876															$5,876				**$11,753**
C2050	Throughout building	7181039	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	890	SF	$2.00	$2.98	$2,648							$2,648										$2,648					**$5,296**
D2010	Electrical room	7181036	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	$650.00	$967.01	$967					$967														$967		**$1,934**
D2010	Throughout	7200411	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	890	SF	$5.00	$7.44	$6,620			$6,620																			**$6,620**
D2010	Snack Stand	7181038	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
D2010	Restrooms	7181042	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	2	EA	$1,200.00	$1,785.24	$3,570																	$3,570					**$3,570**
D2010	Restrooms	7181044	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D3030	Roof	7181034	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	9	6	1	EA	$4,800.00	$7,140.96	$7,141							$7,141															**$7,141**
D3060	Roof	7181043	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D5040	Throughout	7200412	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	890	SF	$2.10	$3.12	$2,781											$2,781											**$2,781**
E2010	Throughout building	7181031	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	16	LF	$300.00	$446.31	$7,141										$7,141											**$7,141**
P2030	Snack Stand	7181041	Engineering Study, Structural, General Design, Design	0	-1	1	1	EA	$7,000.00	$10,413.90	$10,414		$10,414																			**$10,414**
Totals, Unescalated												**$0**	**$10,414**	**$12,497**	**$0**	**$967**	**$73,083**	**$9,789**	**$0**	**$0**	**$7,141**	**$16,021**	**$5,356**	**$0**	**$0**	**$0**	**$1,674**	**$20,352**	**$5,876**	**$0**	**$967**	**$0**	**$164,136**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,726**	**$13,258**	**$0**	**$1,088**	**$84,724**	**$11,689**	**$0**	**$0**	**$9,317**	**$21,531**	**$7,414**	**$0**	**$0**	**$0**	**$2,608**	**$32,659**	**$9,713**	**$0**	**$1,696**	**$0**	**$206,421**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS MapLink	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Exterior Walls	Concrete Block (CMU)	Replace	Interior	Poor	34.138446	-117.890136	https://www.google.com/maps?q=34.138446,-117.890136	Performance/Integrity	Exterior Walls, Concrete Block (CMU), Replace	49	50	1		90	21.66	1949.4			Band Shell with Storage	7181.010
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138770	-117.899693	https://www.google.com/maps?q=34.138770,-117.899693	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:00:40			Firebrner Park Facilities	7181.316
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137218	-117.899736	https://www.google.com/maps?q=34.137218,-117.899736	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:00:56			Firebrner Park Facilities	7181.256
Engineering Study	Structural, General Design	Design	Snack Stand	Poor	34.136781	-117.892580	https://www.google.com/maps?q=34.136781,-117.892580	Performance/Integrity	Engineering Study, Structural, General Design, Design	0	0	0		1	75.81	75.81			Lobb Field Restrooms Snack Bar	7181.041
Flooring	Vinyl Tile (VCT)	Replace	Throughout building	Poor	34.136761	-117.892638	https://www.google.com/maps?q=34.136761,-117.892638	Performance/Integrity	Vinyl Tile - VCT	14	15	1		790	5.415	4277.85			Lobb Field Restrooms Snack Bar	7181.029
Athletic Surfaces & Courts	Basketball/General, Asphalt Pavement	Seal & Stripe	Basketball Court	Poor	34.137597	-117.891496	https://www.google.com/maps?q=34.137597,-117.891496	Performance/Integrity	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4	5	1		3500	0.467 35	1705.725			Firebrner Park Facilities	7181.305
Flooring	Concrete	Repair	Band shell floor	Poor	34.138447	-117.890393	https://www.google.com/maps?q=34.138447,-117.890393	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		150	32.49	4873.5			Band Shell with Storage	7181.009
Flooring	Concrete	Repair	Site	Poor	34.138510	-117.891038	https://www.google.com/maps?q=34.138510,-117.891038	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		200	32.49	6498			Band Shell with Storage	7181.002
Roofing	Modified Bitumen	Replace	Roof	Poor	34.138145	-117.890154	https://www.google.com/maps?q=34.138145,-117.890154	Performance/Integrity	Roofing, Modified Bitumen, Replace	19	20	1		100	10.83	1083			Band Shell with Storage	7181.038
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137181	-117.899718	https://www.google.com/maps?q=34.137181,-117.899718	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:53			Firebrner Park Facilities	7181.235
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137314	-117.898876	https://www.google.com/maps?q=34.137314,-117.898876	Performance/Integrity	Park Bench, Precast Concrete, Replace	19	20	1		1	649.8	649.8 00:20:74			Firebrner Park Facilities	7181.275
Picnic Table	Wood/Composite/Fiberglass	Replace	Basketball	Poor	34.138486	-117.892248	https://www.google.com/maps?q=34.138486,-117.892248	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:29			Firebrner Park Facilities	7181.301
Sidewalk	Concrete, Large Areas	Replace	Basketball Court	Poor	34.137533	-117.891500	https://www.google.com/maps?q=34.137533,-117.891500	Performance/Integrity	Sidewalk, Concrete, Large Areas, Replace	49	50	1		500	9.747	4873.5			Firebrner Park Facilities	7181.021
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.138179	-117.899169	https://www.google.com/maps?q=34.138179,-117.899169	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:20			Firebrner Park Facilities	7181.331
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137831	-117.891162	https://www.google.com/maps?q=34.137831,-117.891162	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:39			Firebrner Park Facilities	7181.370
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Poor	34.137680	-117.890712	https://www.google.com/maps?q=34.137680,-117.890712	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:21:10			Firebrner Park Facilities	7181.341
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Classroom	Poor	34.137595	-117.898634	https://www.google.com/maps?q=34.137595,-117.898634	Performance/Integrity	Suspended Ceilings, Acoustical Tile (ACT), Replace	24	25	1		100	3.7935	379.35			American Legion Hall	7180.998
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138731	-117.899760	https://www.google.com/maps?q=34.138731,-117.899760	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:64			Firebrner Park Facilities	7181.340
Plumbing System	Supply & Sanitary , Low Density (excludes fixtures)	Replace	Throughout	Poor	34.136853187 8953816	-117.892703 7 060 43	https://www.google.com/maps?q=34.136853187,-117.892703706043	Performance/Integrity		38	40	2		890	5.415	4819.35			Lobb Field Restrooms Snack Bar	7200.611
Foundation System	Concrete or CMU Walls w/ Continuous Footings	Repair	Structure	N/A				Performance/Integrity		70	75	5		400	129.96	5198.4			Lobb Field Restrooms Snack Bar	7200.415
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Excellent	34.137769	-117.891292	https://www.google.com/maps?q=34.137769,-117.891292	Lifecycle Renewal	Asphalt Shingle Roof	1	20	19		1000	4.1154	4115.4			Checkout Restrooms	7181.025
Plumbing System	Supply & Sanitary , Low Density (excludes fixtures)	Replace	Throughout building	Excellent	34.137964	-117.891079	https://www.google.com/maps?q=34.137964,-117.891079	Lifecycle Renewal	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	1	40	39		1000	5.415	5415			Checkout Restrooms	7181.020
Toilet	Commercial Water Closet	Replace	Restrooms	Excellent	34.138093	-117.891058	https://www.google.com/maps?q=34.138093,-117.891058	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	1	30	29		5	1407.9	7039.5			Checkout Restrooms	7181.028
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.138012	-117.891110	https://www.google.com/maps?q=34.138012,-117.891110	Lifecycle Renewal	Exterior Door Steel	1	40	39		2	649.8	1298.6			Checkout Restrooms	7181.023
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Building exterior	Excellent	34.137914	-117.891201	https://www.google.com/maps?q=34.137914,-117.891201	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	1	15	14		1	3898.8	3898.8			Checkout Restrooms	7181.026
Flooring	any surface, w/ Paint or Sealant	Prep & Paint	Throughout building	Excellent	34.138002	-117.891070	https://www.google.com/maps?q=34.138002,-117.891070	Lifecycle Renewal	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1	10	9		1000	1.6245	1624.5			Checkout Restrooms	7181.024
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout	Excellent	34.137960 31490 448	-117.891 140 495 700 84	https://www.google.com/maps?q=34.137960314904 48,-117.89114049570084	Lifecycle Renewal		1	40	39		1000	14.079	14079			Checkout Restrooms	7200.616
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Excellent	34.138012	-117.891066	https://www.google.com/maps?q=34.138012,-117.891066	Lifecycle Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	1	20	19		1000	2.2743	2274.3			Checkout Restrooms	7181.017
Urinal	Standard	Replace	Restrooms	Excellent	34.138325	-117.892216	https://www.google.com/maps?q=34.138325,-117.892216	Lifecycle Renewal	Urinal	1	30	29		2	1191.3	2382.6			Checkout Restrooms	7181.018
Interior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Excellent	34.138193	-117.891173	https://www.google.com/maps?q=34.138193,-117.891173	Lifecycle Renewal	Light Fixture - Exterior Building	1	30	29		6	649.8	3898.8			Checkout Restrooms	7181.015
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.137940	-117.891097	https://www.google.com/maps?q=34.137940,-117.891097	Lifecycle Renewal	Exterior Door Steel	1	40	39		2	649.8	1298.6			Checkout Restrooms	7181.013
Wall Finishes	Vinyl	Replace	Throughout building	Excellent	34.138006	-117.891061	https://www.google.com/maps?q=34.138006,-117.891061	Lifecycle Renewal	Vinyl Int Wall	1	15	14		1500	2.7075	4061.25			Checkout Restrooms	7181.021
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Excellent	34.137970	-117.891065	https://www.google.com/maps?q=34.137970,-117.891065	Lifecycle Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	1	30	29		5	1298.6	6493			Checkout Restrooms	7181.014
Exterior Walls	any painted surface	Prep & Paint	Building Exterior	Excellent	34.137896	-117.891229	https://www.google.com/maps?q=34.137896,-117.891229	Lifecycle Renewal	Any Painted Exterior Surface	1	10	9		1400	3.249	4548.6			Checkout Restrooms	7181.022
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Excellent	34.138009	-117.891078	https://www.google.com/maps?q=34.138009,-117.891078	Lifecycle Renewal	Any Surface - Paint	1	10	9		1000	2.166	2166			Checkout Restrooms	7181.027
Distribution Panel	120/240 V, Residential Style	Replace	Electrical room	Excellent	34.138022	-117.891084	https://www.google.com/maps?q=34.138022,-117.891084	Lifecycle Renewal	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	1	30	29		1	1191.3	1191.3 00:22:03			Checkout Restrooms	7181.016
Split System Ductless	Single Zone, 1.5 to 2 TON	Replace	Roof	Fair	34.138305	-117.892733	https://www.google.com/maps?q=34.138305,-117.892733	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 2 TON, Replace	10	15	5		1	5198.4	5198.4			Lobb Field Restrooms Snack Bar	7181.034
Casework	Cabinetry, Hardwood Standard	Replace	Throughout building	Fair	34.136823	-117.892732	https://www.google.com/maps?q=34.136823,-117.892732	Lifecycle Renewal	Casework, Cabinetry, Standard, Replace	12	20	8		16	3.249	51.98			Lobb Field Restrooms Snack Bar	7181.031
Wall Finishes	any surface	Prep & Paint	Throughout	Fair				Lifecycle Renewal		5	10	5		750	1.6245	1218.375			Lobb Field Restrooms Snack Bar	7200.419
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Fair	34.138424	-117.892624	https://www.google.com/maps?q=34.138424,-117.892624	Lifecycle Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	5	30	25		2	1298.6	2597.2			Lobb Field Restrooms Snack Bar	7181.042
Roofing	Modified Bitumen	Replace	Roof	Fair				Lifecycle Renewal		10	20	10		890	1.083	963.87			Lobb Field Restrooms Snack Bar	7200.416
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout	Fair	34.136774	-117.892622	https://www.google.com/maps?q=34.136774,-117.892622	Lifecycle Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		890	14.079	12531.81			Lobb Field Restrooms Snack Bar	7181.030
Exhaust Fan	Roof or Wall-Mounted, 1/8" Damper	Replace	Roof	Fair	34.137699	-117.892742	https://www.google.com/maps?q=34.137699,-117.892742	Lifecycle Renewal	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	10	20	10		1	2598.2	2598.2			Lobb Field Restrooms Snack Bar	7181.043
Irrigation System	Drip System	Replace/Install	Site	Fair	34.137949	-117.891072	https://www.google.com/maps?q=34.137949,-117.891072	Lifecycle Renewal	Irrigation System, Drip System, Replace/Install	10	20	10		1 000.00	3.249	3249.00 00:01:21			Checkout Restrooms	7181.019
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137833	-117.891628	https://www.google.com/maps?q=34.137833,-117.891628	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:05:79			Firebrner Park Facilities	7181.237
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137350	-117.891418	https://www.google.com/maps?q=34.137350,-117.891418	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	759.1	759.1 00:21:33			Firebrner Park Facilities	7181.357
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.138756	-117.892559	https://www.google.com/maps?q=34.138756,-117.892559	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:05:43			Firebrner Park Facilities	7181.226
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138110	-117.893022	https://www.google.com/maps?q=34.138110,-117.893022	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:22:04			Firebrner Park Facilities	7181.368
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137253	-117.899741	https://www.google.com/maps?q=34.137253,-117.899741	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:57			Firebrner Park Facilities	7181.391
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138436	-117.899737	https://www.google.com/maps?q=34.138436,-117.899737	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:01			Firebrner Park Facilities	7181.339
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137346	-117.892789	https://www.google.com/maps?q=34.137346,-117.892789	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:00:54			Firebrner Park Facilities	7181.360
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site	Fair	34.137992	-117.892024	https://www.google.com/maps?q=34.137992,-117.892024	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		3900	27.075	105592.5 00:20:59			Firebrner Park Facilities	7181.313
Fences & Gates	Fence, Chain Link©	Replace	Lobb Field	Fair	34.137387	-117.891521	https://www.google.com/maps?q=34.137387,-117.891521	Lifecycle Renewal	Fences & Gates, Fence, Chain Link©, Replace	20	40	20		1300	22.743	29565.9			Firebrner Park Facilities	7181.200
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138059	-117.893402	https://www.google.com/maps?q=34.138059,-117.893402	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:91			Firebrner Park Facilities	7181.304
Trash Receptacle	Metal Powder-Coated	Replace	Site	Fair	34.137364	-117.893413	https://www.google.com/maps?q=34.137364,-117.893413	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	759.1	759.1 00:19:46			Firebrner Park Facilities	7181.230
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137839	-117.891689	https://www.google.com/maps?q=34.137839,-117.891689	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:05:52			Firebrner Park Facilities	7181.356
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137177	-117.891499	https://www.google.com/maps?q=34.137177,-117.891499	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1 000 W, Replace/Install	10	20	10		1	75.81	75.81 00:20:66			Firebrner Park Facilities	7181.290
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138387	-117.899645	https://www.google.com/maps?q=34.138387,-117.899645	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:51			Firebrner Park Facilities	7181.310
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137716	-117.893079	https://www.google.com/maps?q=34.137716,-117.893079	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:05:61			Firebrner Park Facilities	7181.315
Trash Receptacle	Medium Duty/Metal or Precast	Replace	Lobb Field	Fair	34.136918	-117.892738	https://www.google.com/maps?q=34.136918,-117.892738	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	20	8		1	759.1	759.1 00:05:98			Firebrner Park Facilities	7181.230
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Volleyball Court	Fair	34.137290	-117.890613	https://www.google.com/maps?q=34.137290,-117.890613	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	7364.4	7364.4 00:00:25			Firebrner Park Facilities	7181.218
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137905	-117.892367	https://www.google.com/maps?q=34.137905,-117.892367	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:01:29			Firebrner Park Facilities	7181.246
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138081	-117.893126	https://www.google.com/maps?q=34.138081,-117.893126	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:90			Firebrner Park Facilities	7181.377
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136939	-117.892752	https://www.google.com/maps?q=34.136939,-117.892752	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	129.96	3898.8 00:05:97			Firebrner Park Facilities	7181.363
Trash Receptacle	Medium Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137995	-117.892797	https://www.google.com/maps?q=34.137995,-117.892797	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	759.1	759.1 00:20:10			Firebrner Park Facilities	7181.201
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137490	-117.899558	https://www.google.com/maps?q=34.137490,-117.899558	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:05			American Legion Hall	7180.993
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.137360	-117.897980	https://www.google.com/maps?q=34.137360,-117.897980	Lifecycle Renewal	Exterior Door Steel	20	40	20		4	649.8	2598.2			American Legion Hall	7180.971
Water Heater	Gas, Residential, 30 to 50 GAL	Replace	Basement	Fair	34.137502	-117.899121	https://www.google.com/maps?q=34.137502,-117.899121	Lifecycle Renewal	Water Heater, Electric, Residential, 30 to 5 2 G.A., Replace	12	15	3		1	1407.9	1407.9 00:21:29			American Legion Hall	7180.956
Toilet	Commercial Water Closet	Replace	Restrooms	Fair	34.137482	-117.899698	https://www.google.com/maps?q=34.137482,-117.899698	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	15	30	15		6	1407.9	8447.4			American Legion Hall	7180.984
Roofing	Asphalt Shingle, 30-Year Standard	Replace	Roof	Fair	34.137522	-117.899609	https://www.google.com/maps?q=34.137522,-117.899609	Lifecycle Renewal	Asphalt Shingle Roof	5	20	15		75 10	44.154	3311.55			American Legion Hall	7180.972
Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Replace	Kitchen	Fair	34.137411	-117.899745	https://www.google.com/maps?q=34.137411,-117.899745	Lifecycle Renewal	Exhaust Hood- Kitchen	7	15	8		1	4873.5	4873.5 00:20:07			American Legion Hall	7180.949
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Throughout building	Fair	34.137524	-117.899778	https://www.google.com/maps?q=34.137524,-117.899778	Lifecycle Renewal	Suspended ACT	12	25	13		8523	3.7935	32316.43 15			American Legion Hall	7180.991
Foodservice Equipment	Griddle	Replace	Kitchen	Fair	34.137529	-117.899775	https://www.google.com/maps?q=34.137529,-117.899775	Lifecycle Renewal	Griddle	7	15	8		1	7581	7581 00:20:43			American Legion Hall	7180.983
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137532	-117.899595	https://www.google.com/maps?q=34.137532,-117.899595	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:23			American Legion Hall	7180.954
Split System	Condensing Unit-Heat Pump	Replace	Roof	Fair	34.137681	-117.899878	https://www.google.com/maps?q=34.137681,-117.899878	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 3 TON, Replace	7	15	8		1	4332	4332			American Legion Hall	7180.955
HVAC System	Ductwork, Medium Density	Replace	Throughout building	Fair	34.137433	-117.899761	https://www.google.com/maps?q=34.137433,-117.899761	Lifecycle Renewal	HVAC System, Ductwork, Medium Density, Replace	15	30	15		9523	4.332	41253.636			American Legion Hall	7180.989
Window	Vinyl-Clad Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137391	-117.899630	https://www.google.com/maps?q=34.137391,-117.899630	Lifecycle Renewal	Vinyl Window (16-25 SF)	15	30	15		2	974.7	1949.4			American Legion Hall	7180.987
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Building exterior	Fair	34.137543	-117.899897	https://www.google.com/maps?q=34.137543,-117.899897	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		300	27.075	8122.5 00:20:05			American Legion Hall	7180.943
Exhaust Fan	Roof or Wall-Mounted, 1/8" Damper	Replace	Roof	Fair	34.137430	-117.899830	https://www.google.com/maps?q=34.137430,-117.899830	Lifecycle Renewal	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	10	20	10		1	2598.2	2598.2			American Legion Hall	7180.981
Flooring	Wood, Strip	Replace	Main Hall	Fair	34.137579	-117.899796	https://www.google.com/maps?q=34.137579,-117.899796	Lifecycle Renewal	Wood Floor	15	30	15		2000	10.245	20490			American Legion Hall	7180.952
Interior Door	Wood, Solid-Core	Replace	Throughout building	Fair	34.137395	-117.899762	https://www.google.com/maps?q=34.137395,-117.899762	Lifecycle Renewal	Interior Door Wood	20	40	20		16	7581	121260			American Legion Hall	7180.976
Urinal	Standard	Replace	Restrooms	Fair	34.137547	-117.899604	https://www.google.com/maps?q=34.137547,-117.899604	Lifecycle Renewal	Urinal	15	30	15		1	1191.3	1191.3			American Legion Hall	7180.948
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137470	-117.899417	https://www.google.com/maps?q=34.137470,-117.899417	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8			American Legion Hall	7180.975
Foodservice Equipment	Refrigerator, 2-Door Reach-In	Replace	Kitchen	Fair	34.137516	-117.899775	https://www.google.com/maps?q=34.137516,-117.899775	Lifecycle Renewal	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	7	15	8		1	4981.8	4981.8 00:20:45			American Legion Hall	7180.990
Flooring	Vinyl Sheeting	Replace	Kitchen	Fair	34.137498	-117.899736	https://www.google.com/maps?q=34.137498,-117.899736	Lifecycle Renewal	Vinyl Sheeting	7	15	8		800	7.581	6064.8			American Legion Hall	7180.940
Wall Finishes	any surface	Prep & Paint	Throughout building	Fair	34.137476	-117.899847	https://www.google.com/maps?q=34.137476,-117.899847	Lifecycle Renewal	Any Interior Wall Surface - Paint	5	10	5		10165	1.6245	17650.19 25			American Legion Hall	7180.995
Split System	Condensing Unit/Heat Pump	Replace	Roof	Fair	34.137680	-117.899877	https://www.google.com/maps?q=34.137680,-117.899877	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 5 TON, Replace	7	15	8		1	7698.3	7698.3			American Legion Hall	7180.959
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Fair	34.137474	-117.899794	https://www.google.com/maps?q=34.137474,-117.899794	Lifecycle Renewal	Any Surface - Paint	5	10	5		1000	2.166	2166			American Legion Hall	7180.976
Window	Aluminum Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137577	-117.899826	https://www.google.com/maps?q=34.137577,-117.899826	Lifecycle Renewal	Window, Aluminum Double-Glazed, 16-25 SF, Replace	15	30	15		2	1024.85	2057.7			American Legion Hall	7180.988
Flagpole	Metal	Replace	Site	Fair	34.137518	-117.899483	https://www.google.com/maps?q=34.137518,-117.899483	Lifecycle Renewal	Flagpole, Metal, Replace	15	30	15		1	2707.5	2707.5 00:05:68			American Legion Hall	7180.968
Electrical System	Full System Renovation/Upgrade, Medium Density/Complexity	Replace	Throughout	Fair	34.137545 9003 28246	-117.899698	https://www.google.com/maps?q=34.137545900328246,-117.89969818	Lifecycle Renewal		20	40	20		9523	19.494	185641.362			American Legion Hall	7180.939
Plumbing System	Supply & Sanitary , Medium Density (excludes fixtures)	Replace	Throughout building	Fair	34.137436	-117.899603	https://www.google.com/maps?q=34.137436,-117.899603	Lifecycle Renewal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	20	40	20		9523	11.913	113447.499			American Legion Hall	7180.996
Wall Finishes	Wallpaper	Replace	Basement	Fair	34.137431	-117.899720	https://www.google.com/maps?q=34.137431,-117.899720	Lifecycle Renewal	Wallpaper	7	15	8		2520	2.3836	6004.152			American Legion Hall	7180.974
Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Replace	Kitchen	Fair	34.137534	-117.899804	https://www.google.com/maps?q=34.137534,-117.899804	Lifecycle Renewal	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	5	10	5		1	1624.5	1624.5			American Legion Hall	7180.960
Packaged Unit	RTU, Pad or Roof-Mounted	Replace	Roof	Fair	34.137389	-117.898849	https://www.google.com/maps?q=34.137389,-117.898849	Lifecycle Renewal	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	12	20	8		1	1191.3	1191.3			American Legion Hall	7180.958
Flooring	Vinyl Sheeting	Replace	Throughout building	Fair	34.137497	-117.899863	https://www.google.com/maps?q=34.137497,-117.899863	Lifecycle Renewal	Vinyl Sheeting	7	15	8		2910	7.581	22060.71			American Legion Hall	7180.997
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Fair	34.137341	-117.899919	https://www.google.com/maps?q=34.137341,-117.899919	Lifecycle Renewal	Light Fixture - Exterior Building	10	20	10		3	649.8	1949.4			American Legion Hall	7180.977
Exterior Door	Aluminum-Framed & Glazed, Standard Swing	Replace	Building Exterior	Fair	34.137599	-117.898614	https://www.google.com/maps?q=34.137599,-117.898614	Lifecycle Renewal	Exterior Door Aluminum Fully-Glazed	15	30	15		4	1407.9	5631.6			American Legion Hall	7180.905
Flooring	Vinyl Tile (VCT)

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS MapLink	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Fair	34.136875	-117.892692	https://www.google.com/maps?q=34.136875,-117.892692	Lifecycle Renewal	Any Surface - Paint	5	10	5		890	2.166	1927.74			Lytle Field Restrooms: Snack Bar	71.81.039
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138090	-117.898692	https://www.google.com/maps?q=34.13809,-117.898692	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:87		Firebrener Park Facilities	71.81.338
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Scout Hut Picnic Area	Fair	34.138000	-117.900205	https://www.google.com/maps?q=34.138,-117.900205	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:00:46		Firebrener Park Facilities	71.81.395
Picnic Table	Wood/Composite/Fiberglass	Replace	Bandshell	Fair	34.136943	-117.899213	https://www.google.com/maps?q=34.136943,-117.899213	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:05:69		Firebrener Park Facilities	71.81.385
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.899328	https://www.google.com/maps?q=34.138077,-117.899328	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:00:84		Firebrener Park Facilities	71.81.214
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138799	-117.898131	https://www.google.com/maps?q=34.138799,-117.898131	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:85		Firebrener Park Facilities	71.81.213
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Lobb Field	Fair	34.137834	-117.899168	https://www.google.com/maps?q=34.137834,-117.899168	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:05:90		Firebrener Park Facilities	71.81.206
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.138134	-117.900336	https://www.google.com/maps?q=34.138134,-117.900336	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:00:60		Firebrener Park Facilities	71.81.258
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137792	-117.900938	https://www.google.com/maps?q=34.137792,-117.900938	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:60		Firebrener Park Facilities	71.81.371
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138818	-117.898150	https://www.google.com/maps?q=34.138818,-117.898150	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:97		Firebrener Park Facilities	71.81.281
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site C	Fair	34.138841	-117.900100	https://www.google.com/maps?q=34.138841,-117.900100	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:21:96		Firebrener Park Facilities	71.81.254
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137167	-117.901452	https://www.google.com/maps?q=34.137167,-117.901452	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:00:15		Firebrener Park Facilities	71.81.329
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137841	-117.901684	https://www.google.com/maps?q=34.137841,-117.901684	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	123.96	3898.8	00:05:78		Firebrener Park Facilities	71.81.241
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137941	-117.901840	https://www.google.com/maps?q=34.137941,-117.90184	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:21:32		Firebrener Park Facilities	71.81.300
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138341	-117.899952	https://www.google.com/maps?q=34.138341,-117.899952	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:01:35		Firebrener Park Facilities	71.81.271
Playfield Surfaces	Sand, 6" Depth	Replace	Volleyball Court	Fair	34.137113	-117.900563	https://www.google.com/maps?q=34.137113,-117.900563	Lifecycle Renewal	Playground Surfaces, Sand, 6" Depth, Replace	10	20	10		3200	1.7328	5544.96			Firebrener Park Facilities	71.81.306
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137545	-117.902769	https://www.google.com/maps?q=34.137545,-117.902769	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:53		Firebrener Park Facilities	71.81.344
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138057	-117.900350	https://www.google.com/maps?q=34.138057,-117.900350	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:28		Firebrener Park Facilities	71.81.295
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138618	-117.899031	https://www.google.com/maps?q=34.138618,-117.899031	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:76		Firebrener Park Facilities	71.81.356
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137652	-117.901658	https://www.google.com/maps?q=34.137652,-117.901658	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:91		Firebrener Park Facilities	71.81.215
Play Structure	Multipurpose, Very Small	Replace	Site	Fair	34.138393	-117.900420	https://www.google.com/maps?q=34.138393,-117.900420	Lifecycle Renewal	Play Structure, Multipurpose, Very Small, Replace	10	20	10		1	6490	6490	00:20:73		Firebrener Park Facilities	71.81.333
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137222	-117.899303	https://www.google.com/maps?q=34.137222,-117.899303	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	25	13		1	798.1	798.1	00:20:54		Firebrener Park Facilities	71.81.396
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138080	-117.897749	https://www.google.com/maps?q=34.13808,-117.897749	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:86		Firebrener Park Facilities	71.81.384
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138759	-117.898127	https://www.google.com/maps?q=34.138759,-117.898127	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:20		Firebrener Park Facilities	71.81.298
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138197	-117.900054	https://www.google.com/maps?q=34.138197,-117.900054	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:25		Firebrener Park Facilities	71.81.233
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.137945	-117.900292	https://www.google.com/maps?q=34.137945,-117.900292	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:20:03		Firebrener Park Facilities	71.81.248
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136909	-117.901779	https://www.google.com/maps?q=34.136909,-117.901779	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:16		Firebrener Park Facilities	71.81.236
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137726	-117.901678	https://www.google.com/maps?q=34.137726,-117.901678	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:05:84		Firebrener Park Facilities	71.81.336
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137781	-117.900934	https://www.google.com/maps?q=34.137781,-117.900934	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:59		Firebrener Park Facilities	71.81.269
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137938	-117.901386	https://www.google.com/maps?q=34.137938,-117.901386	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:93		Firebrener Park Facilities	71.81.294
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Bandshell	Fair	34.138611	-117.902027	https://www.google.com/maps?q=34.138611,-117.902027	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:00:26		Firebrener Park Facilities	71.81.347
Campground Accessories	Grill, Pedestal-Style	Replace	Site C	Fair	34.138760	-117.898031	https://www.google.com/maps?q=34.13876,-117.898031	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8	00:21:47		Firebrener Park Facilities	71.81.257
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136970	-117.902723	https://www.google.com/maps?q=34.136970,-117.902723	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:83		Firebrener Park Facilities	71.81.264
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.136918	-117.902369	https://www.google.com/maps?q=34.136918,-117.902369	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:19		Firebrener Park Facilities	71.81.210
Parking Lots	Pavement, Asphalt	Mill & Overlay	South Parking Lot	Fair	34.137907	-117.900961	https://www.google.com/maps?q=34.137907,-117.900961	Lifecycle Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	12	25	13		8300	3.7935	31481.15			Firebrener Park Facilities	71.81.228
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138699	-117.898196	https://www.google.com/maps?q=34.138699,-117.898196	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:98		Firebrener Park Facilities	71.81.385
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136896	-117.901893	https://www.google.com/maps?q=34.136896,-117.901893	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:20:08		Firebrener Park Facilities	71.81.208
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138101	-117.898288	https://www.google.com/maps?q=34.138101,-117.898288	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8	00:20:79		Firebrener Park Facilities	71.81.379
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136791	-117.902472	https://www.google.com/maps?q=34.136791,-117.902472	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:21:42		Firebrener Park Facilities	71.81.311
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site A	Fair	34.137781	-117.900935	https://www.google.com/maps?q=34.137781,-117.900935	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:05:57		Firebrener Park Facilities	71.81.395
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.136935	-117.902295	https://www.google.com/maps?q=34.136935,-117.902295	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:01:65		Firebrener Park Facilities	71.81.364
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138087	-117.899734	https://www.google.com/maps?q=34.138087,-117.899734	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:74		Firebrener Park Facilities	71.81.303
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138763	-117.898816	https://www.google.com/maps?q=34.138763,-117.898816	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:01:37		Firebrener Park Facilities	71.81.205
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137777	-117.901684	https://www.google.com/maps?q=34.137777,-117.901684	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:76		Firebrener Park Facilities	71.81.361
Sports Apparatus	Basketball, Backboard-Rim/Pole	Replace	Basketball Court	Fair	34.137813	-117.901456	https://www.google.com/maps?q=34.137813,-117.901456	Lifecycle Renewal	Sports Apparatus, Basketball, Backboard-Rim/Pole, Replace	15	25	10		1	1028.85	1028.85	00:09:07		Firebrener Park Facilities	71.81.399
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137598	-117.901660	https://www.google.com/maps?q=34.137598,-117.901660	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:05:69		Firebrener Park Facilities	71.81.382
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137904	-117.902625	https://www.google.com/maps?q=34.137904,-117.902625	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:15		Firebrener Park Facilities	71.81.245
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137607	-117.900366	https://www.google.com/maps?q=34.137607,-117.900366	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:38		Firebrener Park Facilities	71.81.312
Signage	Property, Monument	Replace/Install	Site	Fair	34.137293	-117.899647	https://www.google.com/maps?q=34.137293,-117.899647	Lifecycle Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	00:05:67		Firebrener Park Facilities	71.81.389
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138197	-117.900383	https://www.google.com/maps?q=34.138197,-117.900383	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:99		Firebrener Park Facilities	71.81.279
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137093	-117.901198	https://www.google.com/maps?q=34.137093,-117.901198	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:20:69		Firebrener Park Facilities	71.81.362
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137791	-117.902273	https://www.google.com/maps?q=34.137791,-117.902273	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:92		Firebrener Park Facilities	71.81.302
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137518	-117.901758	https://www.google.com/maps?q=34.137518,-117.901758	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:50		Firebrener Park Facilities	71.81.224
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137870	-117.902499	https://www.google.com/maps?q=34.13787,-117.902499	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:20:14		Firebrener Park Facilities	71.81.219
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138940	-117.899029	https://www.google.com/maps?q=34.13894,-117.899029	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:22:00		Firebrener Park Facilities	71.81.318
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137146	-117.902755	https://www.google.com/maps?q=34.137146,-117.902755	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:71		Firebrener Park Facilities	71.81.216
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137840	-117.902787	https://www.google.com/maps?q=34.13784,-117.902787	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:20:09		Firebrener Park Facilities	71.81.231
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137979	-117.902672	https://www.google.com/maps?q=34.137979,-117.902672	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	123.96	3898.8	00:20:11		Firebrener Park Facilities	71.81.374
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137898	-117.902590	https://www.google.com/maps?q=34.137898,-117.902590	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:17		Firebrener Park Facilities	71.81.296
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137981	-117.902458	https://www.google.com/maps?q=34.137981,-117.902458	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:24		Firebrener Park Facilities	71.81.325
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138736	-117.899698	https://www.google.com/maps?q=34.138736,-117.899698	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:21:85		Firebrener Park Facilities	71.81.392
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.900307	https://www.google.com/maps?q=34.138077,-117.900307	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:32		Firebrener Park Facilities	71.81.262
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138339	-117.899343	https://www.google.com/maps?q=34.138339,-117.899343	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:20:93		Firebrener Park Facilities	71.81.337
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.136784	-117.902601	https://www.google.com/maps?q=34.136784,-117.902601	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:00:14		Firebrener Park Facilities	71.81.366
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137795	-117.902801	https://www.google.com/maps?q=34.137795,-117.902801	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:20:13		Firebrener Park Facilities	71.81.240
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137637	-117.900076	https://www.google.com/maps?q=34.137637,-117.900076	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:60		Firebrener Park Facilities	71.81.317
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137142	-117.901548	https://www.google.com/maps?q=34.137142,-117.901548	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:00:09		Firebrener Park Facilities	71.81.372
Signage	Property, Monument	Replace/Install	Site	Fair	34.137122	-117.899442	https://www.google.com/maps?q=34.137122,-117.899442	Lifecycle Renewal	Signage, Property, Monument, Replace/Install	5	20	12		1	32.49	32.49	00:20:38		Firebrener Park Facilities	71.81.324
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137679	-117.901654	https://www.google.com/maps?q=34.137679,-117.901654	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:75		Firebrener Park Facilities	71.81.283
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137747	-117.901753	https://www.google.com/maps?q=34.137747,-117.901753	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:00:30		Firebrener Park Facilities	71.81.255
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138097	-117.900354	https://www.google.com/maps?q=34.138097,-117.900354	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:00:87		Firebrener Park Facilities	71.81.222
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137495	-117.900171	https://www.google.com/maps?q=34.137495,-117.900171	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:52		Firebrener Park Facilities	71.81.199
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138139	-117.900201	https://www.google.com/maps?q=34.138139,-117.900201	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:26		Firebrener Park Facilities	71.81.242
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137822	-117.901706	https://www.google.com/maps?q=34.137822,-117.901706	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:05:80		Firebrener Park Facilities	71.81.334
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138184	-117.900232	https://www.google.com/maps?q=34.138184,-117.900232	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:85		Firebrener Park Facilities	71.81.240
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site A	Fair	34.137776	-117.900364	https://www.google.com/maps?q=34.137776,-117.900364	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:00:27		Firebrener Park Facilities	71.81.350
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138908	-117.900123	https://www.google.com/maps?q=34.138908,-117.900123	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:20:48		Firebrener Park Facilities	71.81.327
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138123	-117.900192	https://www.google.com/maps?q=34.138123,-117.900192	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:98		Firebrener Park Facilities	71.81.352
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137877	-117.901757	https://www.google.com/maps?q=34.137877,-117.901757	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:05:74		Firebrener Park Facilities	71.81.220
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137993	-117.900091	https://www.google.com/maps?q=34.137993,-117.900091	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:09		Firebrener Park Facilities	71.81.285
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137691	-117.900595	https://www.google.com/maps?q=34.137691,-117.900595	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:76		Firebrener Park Facilities	71.81.351
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138097	-117.900266	https://www.google.com/maps?q=34.138097,-117.900266	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:78		Firebrener Park Facilities	71.81.204
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138774	-117.899878	https://www.google.com/maps?q=34.138774,-117.899878	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:08		Firebrener Park Facilities	71.81.342
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137881	-117.902730	https://www.google.com/maps?q=34.137881,-117.902730	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:00:98		Firebrener Park Facilities	71.81.335
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137908	-117.902596	https://www.google.com/maps?q=34.137908,-117.902596	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:20:28		Firebrener Park Facilities	71.81.320
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.136817	-117.902320	https://www.google.com/maps?q=34.136817,-117.902320	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:21:44		Firebrener Park Facilities	71.81.346
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137341	-117.901475	https://www.google.com/maps?q=34.137341,-117.901475	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:20:60		Firebrener Park Facilities	71.81.198
Campground Accessories	Grill, Pedestal-Style	Replace	Site A	Fair	34.137763	-117.899169	https://www.google.com/maps?q=34.137763,-117.899169	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8	00:05:58		Firebrener Park Facilities	71.81.314
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137600	-117.901676	https://www.google.com/maps?q=34.1376,-117.901676	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:88		Firebrener Park Facilities	71.81.381
Irrigation System	Drip System	Replace	Lobb Field	Fair	34.137852	-117.901698	https://www.google.com/maps?q=34.137852,-117.901698	Lifecycle Ren

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.137972	-117.8190401	https://www.google.com/maps?q=34.137972,-117.8190401	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:20:02		Finkbiner Park Facilities	71.81.330
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137684	-117.8193125	https://www.google.com/maps?q=34.137684,-117.8193125	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:15:52		Finkbiner Park Facilities	71.81.293
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138361	-117.8199975	https://www.google.com/maps?q=34.138361,-117.8199975	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:22		Finkbiner Park Facilities	71.81.260
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138015	-117.8192701	https://www.google.com/maps?q=34.138015,-117.8192701	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8	00:20:76		Finkbiner Park Facilities	71.81.267
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138892	-117.8198184	https://www.google.com/maps?q=34.138892,-117.8198184	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	433.2	433.2	00:03:86		Finkbiner Park Facilities	71.81.319
Sports Apparatus	Basketball, Backboard/Rim/Pole	Replace	Basketball Court	Fair	34.137581	-117.8161672	https://www.google.com/maps?q=34.137581,-117.8161672	Lifecycle Renewal	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	12	25	13		1	1023.85	1023.85	00:05:85		Finkbiner Park Facilities	71.81.289
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138096	-117.8193125	https://www.google.com/maps?q=34.138096,-117.8193125	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:31		Finkbiner Park Facilities	71.81.225
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout	Fair	34.136853187399536	-117.86270035709043	https://www.google.com/maps?q=34.136853187399536,-117.86270035709043	Lifecycle Renewal		10	20	10		890	2.2743	2024.127		Lobb Field Restrooms Snack Bar	72.00.412
Picnic Table	Wood/Composite/Fiberglass	Replace	Bandshell	Fair	34.138475	-117.8192772	https://www.google.com/maps?q=34.138475,-117.8192772	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:07		Finkbiner Park Facilities	71.81.278
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137896	-117.8617790	https://www.google.com/maps?q=34.137896,-117.8617790	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:05:81		Finkbiner Park Facilities	71.81.238
Roofing	Modified Bitumen	Replace	Roof	Fair	34.138451	-117.8601196	https://www.google.com/maps?q=34.138451,-117.8601196	Lifecycle Renewal	Modified Bituminous Roof	10	20	10		360	1.0183	366.98		Band Shell with Storage	71.81.012
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Fair	34.138484	-117.8602111	https://www.google.com/maps?q=34.138484,-117.8602111	Lifecycle Renewal	Asphalt Shingle Roof	10	20	10		1404	4.1154	5778.02	16		Band Shell with Storage	71.81.007
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout building	Fair	34.138453	-117.8601137	https://www.google.com/maps?q=34.138453,-117.8601137	Lifecycle Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		1530	14.079	21540.87			Band Shell with Storage	71.81.001
Overhead/Dock Door	Aluminum, 12'x12' (144 SF)	Replace	Building Exterior	Fair	34.138464	-117.8601779	https://www.google.com/maps?q=34.138464,-117.8601779	Lifecycle Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	15	30	15		1	4765.2	4765.2			Band Shell with Storage	71.81.006

Appendix H:
Equipment Inventory

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181036	D2010	**Water Heater**	Electric, Residential	19 GAL	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Electrical room	Bradford White	M120L6DS13	TA4233641	1999	000078	
2	7180956	D2010	**Water Heater**	Gas, Residential, 30 to 50 GAL	50 GAL	Finkbiner Park Facilities / American Legion Hall	Basement	Bradford White	M45036FBN5	AM5527685	2004	002129	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180953	D3020	**Furnace**	Gas	Inaccessibe MBH	Finkbiner Park Facilities / American Legion Hall	Basement	Day & Nite	Inaccessible	Inaccessible	2016	000018	
2	7180955	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
3	7180959	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
4	7180969	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
5	7180970	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Finkbiner Park Facilities / American Legion Hall	Building exterior	ComfortMaker	N4A560GKC101	E162701324	2016	000116	
6	7180993	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
7	7181034	D3030	**Split System Ductless**	Single Zone, 1.5 to 2 TON	2 TON	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Roof	Inaccessible	Inaccessible	Inaccessible			
8	7180958	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
9	7180981	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	Inaccessible CFM	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
10	7181043	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	Inaccessible CFM	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Roof	Inaccessible	Inaccessible	Inaccessible			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180941	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Finkbiner Park Facilities / American Legion Hall	Kitchen	Ansul	No dataplate	No dataplate		002044	6

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181032	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Electrical room	General Electric	No dataplate	No dataplate		000061	
2	7180944	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Facilities / American Legion Hall	Building exterior	Zinsco	No dataplate	No dataplate		002006	
3	7181004	D5020	**Distribution Panel**	120/240 V	225 AMP	Finkbiner Park Facilities / Band Shell with Storage	Throughout building	Sylvania	No dataplate	No dataplate		000016	
4	7181016	D5020	**Distribution Panel**	120/240 V, Residential Style	125 AMP	Finkbiner Park Facilities / Checkout Restrooms	Electrical room	Eaton	No dataplate	No dataplate		002203	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180949	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Finkbiner Park Facilities / American Legion Hall	Kitchen	CaptiveAire Systems	Illegible	Illegible		002067	
2	7180983	E1030	**Foodservice Equipment**	Griddle		Finkbiner Park Facilities / American Legion Hall	Kitchen	Wolf	No dataplate	No dataplate		002043	
3	7180990	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Finkbiner Park Facilities / American Legion Hall	Kitchen	True Manufacturing Co	T-49	8687895		002045	
4	7180960	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Finkbiner Park Facilities / American Legion Hall	Kitchen						

Appendix I:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: American Legion Hall
Attributes:	Replace 5x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	50		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	5	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	2	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	0.5	

Annual Water Savings From Installing Low Flow Aerators: 0.75 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.56	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	3	Therms	Annual Cost Savings In Form of Water	$8	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	0.75	kGal	Annual Energy Savings From Water Heater	$7	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$40		Estiamted Labor Cost	$38	
Estimated Total Annual Cost Savings	$16	$$	Estimated Total Installation Cost	$78	$$
Simple Payback Period	4.96	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $78 Estimated Annual Cost Savings: $16 Simple Payback Period (Yrs): 4.96

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UIC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Finkbiner Park Facilities
Attributes:	Replace HID (6x) ;Linear Fluorescent (62x) ;

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	12	68	131	7,688	$2,306.30	$193.57

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	6	6	1,373	$412	$25
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	10	59	59	5,897	$1,769	$167
Linear Fluorescent	T12	1	3	3	418	$125	$2
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	2
Wall Mounted	8		

Initial Investment		Equipment Rentals	
Material Cost	$4,162.60	Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$1,779.64	Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30 $/kWh	Estimated Annual Energy Savings:	7,688
		Estimated Demand Savings:	5
Hourly Labor Rate For Electrician:	$72.05	Estimated Annual Energy Cost Savings:	$2,306
Budgeted Initial Investment:	$5,942	Estimated Annual O&M Cost Savings:	$194
Estimated Return on Investment:	2.38 Years	Estimated Annual Cost Savings:	$2,500

(Including O&M Savings)

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ECM Linkup Panel

Type	Value	Units
Bldg. SqFt		Sq.Ft.
HDD		
CDD		
Heating Hrs		Hrs
Cooling Hrs		Hrs
Elec. Emission		kgCO2e/MBTU
Labor	1.00	88

Type	$/Unit	Units	kBtu	Rate Units
None		-	0	-
Natural Gas		Therms	100	$/Therm
Electric	$0.30	kWh	3.412	$/kWh
Propane		Gallons	91.5	$/Gal
No. 2 Oil		Gallons	138.5	$/Gal
District Steam		MBtu	1,450	$/MBtu
Water		kGal	-	$/kGal
Nat/Low				

Heating Fuel	Selections
Fuel:	0
Fuel Rate:	FALSE
Units:	FALSE
kBtu:	FALSE
Rate Units	FALSE

Capital Cost ECM Recommendation

Disclaimer:

Fuel	kgCO2e/MBTU	Savings	MMBTU	KgCo2e
Natural Gas	53.06	0.00	0.00	0.00
Electric	0.00	7687.68	26.23	0.00
Propane	63.07	0.00	0.00	0.00
No.2 Oil	73.15	0.00	0.00	0.00
District Steam	78.95	0.00	0.00	0.00
			MtCO2/YR	**0.00**

Trade	Labor Rate
HVAC	
Plumbing	
Electrician	$72.05
Glaziers	
Laborer	

	Cost Savings
Natural Gas	$0.00
Electric	$2,306.30
Propane	$0.00
No.2 Oil	$0.00
District Steam	$0.00
Water	$0.00
Total	$2,306.30

Output Data:

Title	Investment	NG	Propane	No.2 Oil	Dist. Steam	Electric	kW Demand	Water	O&M	Details	EUL	Green House	Attributes	Labor	Material
Upgrade Building Lighting to LED and Insta	$5,942.24	0.00	0.00	0.00	0.00	7,688	5.13	0.00	$193.57	r and Exterior	15	0.00	ed Linear Flu	$1,779.64	$4,162.60

GENA Output

EUL	UOM	QTY	Unit Cost	Utility Rate	additional Use	Green Usage	Dummy RUL	ponent Cate	ine Item Nam	Line Item ID
15	EA	131.00	$45.38	0.30	13,653	7450.58	100.00	Unit	Interior Lighting (In Unit)	

CFL	0	
Circiline	0	
Incan/H/MR	0	
HID	6	HID (6x) ;
Linear Fluorescent	62	Linear Fluorescent (62x) ;

Replace HID (6x) ;Linear Fluorescent (62x) ;

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: American Legion Hall
Attribute:	Retrofit 6x; 1.6 GPF toilets with dual-flush flush valves

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	20	
Number of Females	20	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	6	
No. of Water Closets With Separate Flush Tank	0	
(Typical Residential Type)		
Estimated Restroom Usage/Individual/Day	1	(Select)
Default is 4 Uses/Day For Residential/Office		

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	0.00	GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced?	No	
(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)		
No. of Tankless Water Closets	6	
GPF of Proposed Dual Flush- Water Closet Valve* — *Solid Waste (20%)*	1.60	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)* — *Liquid Waste (80%)*	0.48	GPF
Estimated Annual Water Savings From Male Users	4.66	kGal
Estimated Annual Water Savings From Female Users	4.66	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	9.32	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	9.32	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$104	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$480	
Labor Cost For Water Closet	$687	
(Up For Liquid Waste And Down For Solid Waste)		
Estimated Total Cost For Retrofit	$1,167	
Simple Pay Back Period	11.21	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$1,167	Simple Payback Period:	11.21 Yrs
Annual Cost Savings:	$104		

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

						Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Customer Service	Snack stand	0	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	2	No	≥ 9	3,120	799
2	Interior	Storage	Storage	1	Light Switch	Linear Fluorescent	T12	8' 110W T12	3	Strip 8'	None		3	No	≥ 9	2,080	686
3		Exterior	Outside	1	Light Switch	HID	MH	MH150	6	Wallpack Vertical 6"	None		6	No	15-20	2,080	1,872
4	Interior	Office- Support Staff	Classroom	0	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	12	No	≥ 9	3,120	2,396
5	Interior	Office- Support Staff	Office	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	12	No	≥ 9	3,120	2,396
6	Interior	Office- Support Staff	Kitchen	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	4	No	≥ 9	3,120	799
7	Interior	Office- Support Staff	Dance	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	8	No	≥ 9	3,120	1,597
8	Interior	Circulation-Hallway	Hallway	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Parabolic Troffe	Recessed	4	No	≥ 9	3,120	799
9	Interior	Office- Support Staff	Office	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	2	No	≥ 9	3,120	399
10	Interior	Restroom - Male	Restroom	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	5	No	≥ 9	4,368	1,398
11	Interior	Office- Support Staff	Basement	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	6	No	≥ 9	3,120	1,198
12	Interior	Office- Support Staff	Basement	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	4	No	≥ 9	3,120	799
									131				68			36,608	15,138

Lighting Solutions - Proposed

						Fixture Details						Existing Consumption						Proposed- Post Retrofit				
Line No.	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																					kWh
1	Interior	Customer Service	Snack stand	Light Switch	0	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	2	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	424	374
2	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T12	150-Flood; Can - Recessed Vertical 8"	3	3	≥ 9	2,080	686	0.33	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	2,080	268	418
3		Exterior	Outside	Light Switch	1	HID	MH	MH150; Wallpack-Horizontal	6	6	15-20	2,080	1,872	0.90	ECM	RB - Replace Bulb	Retain Existing Controls	40W LED Wall Pack	2,080	499	1,373
4	Interior	Office- Support Staff	Classroom	Light Switch	0	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	12	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	1,273	1,123
5	Interior	Office- Support Staff	Office	Light Switch	3	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	12	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	1,273	1,123
6	Interior	Office- Support Staff	Kitchen	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	424	374
7	Interior	Office- Support Staff	Dance	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	8	16	≥ 9	3,120	1,597	0.51	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	849	749
8	Interior	Circulation-Hallway	Hallway	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	424	374
9	Interior	Office- Support Staff	Office	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	2	4	≥ 9	3,120	399	0.13	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	212	187
10	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	5	10	≥ 9	4,368	1,398	0.32	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	4,368	743	655
11	Interior	Office- Support Staff	Basement	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	6	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	636	562
12	Interior	Office- Support Staff	Basement	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	424	374
										131				5						7,451	7,688

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Parks Yard
1636 Compromise Line Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-015.379

DATE OF REPORT:
January 2, 2024

ON SITE DATE:
November 8, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Three
Main Address	1636 Compromise Line Road, Glendora, California 91741
Site Developed	Public Works – Admin Building, Storage Building: 1950 Parks Yard – Storage: 2009
Current Occupants	City of Glendora
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Hugo Saltero
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Parks Yard was originally built in 1950. The storage garage was later constructed in 2009. The property is used as an administration building for the Public Works Department and as an area to store maintenance equipment.

Architectural

The Admin Building has a metal structure with metal roofing and exterior walls. The age of the roof is unknown, but from the ground view, it appeared deteriorated and weathered in some isolated areas. There have reportedly been no issues with roof leaks. The exterior walls appear to have had siding replacements over the years. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the building, routine maintenance checks on the foundation are recommended. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated during the reserve term.

The Storage Garage is estimated to have been built in 2009. The roofing and exterior walls are original and in overall good condition. The Storage Building has a wooden structure with asphalt shingle roofing and metal exterior walls. There do not appear to be any issues with the roof. There is some minor rusting on the rear exterior wall.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Admin Building is conditioned by a split system heat pump that was replaced in 2013. The fan coil unit is located in the attic and was replaced in 2007. There are also two thru-wall air conditioners that cool the offices. The electrical system is controlled by a distribution panel in the lobby area. Lighting consists of linear fluorescent fixtures. Domestic hot water is supplied by a gas storage tank water heater that was replaced in 2019. Typical plumbing fixtures are utilized in the restrooms. Fire suppression consists of individual fire extinguishers and smoke detectors.

The Storage Garage and Storage Building only have lighting systems comprised of linear fluorescent fixtures.

Site

The asphalt pavement has significant areas of alligator cracking throughout. Replacement of the pavement is recommended. The automatic gate controllers were replaced in 2017 and are in overall fair working condition. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

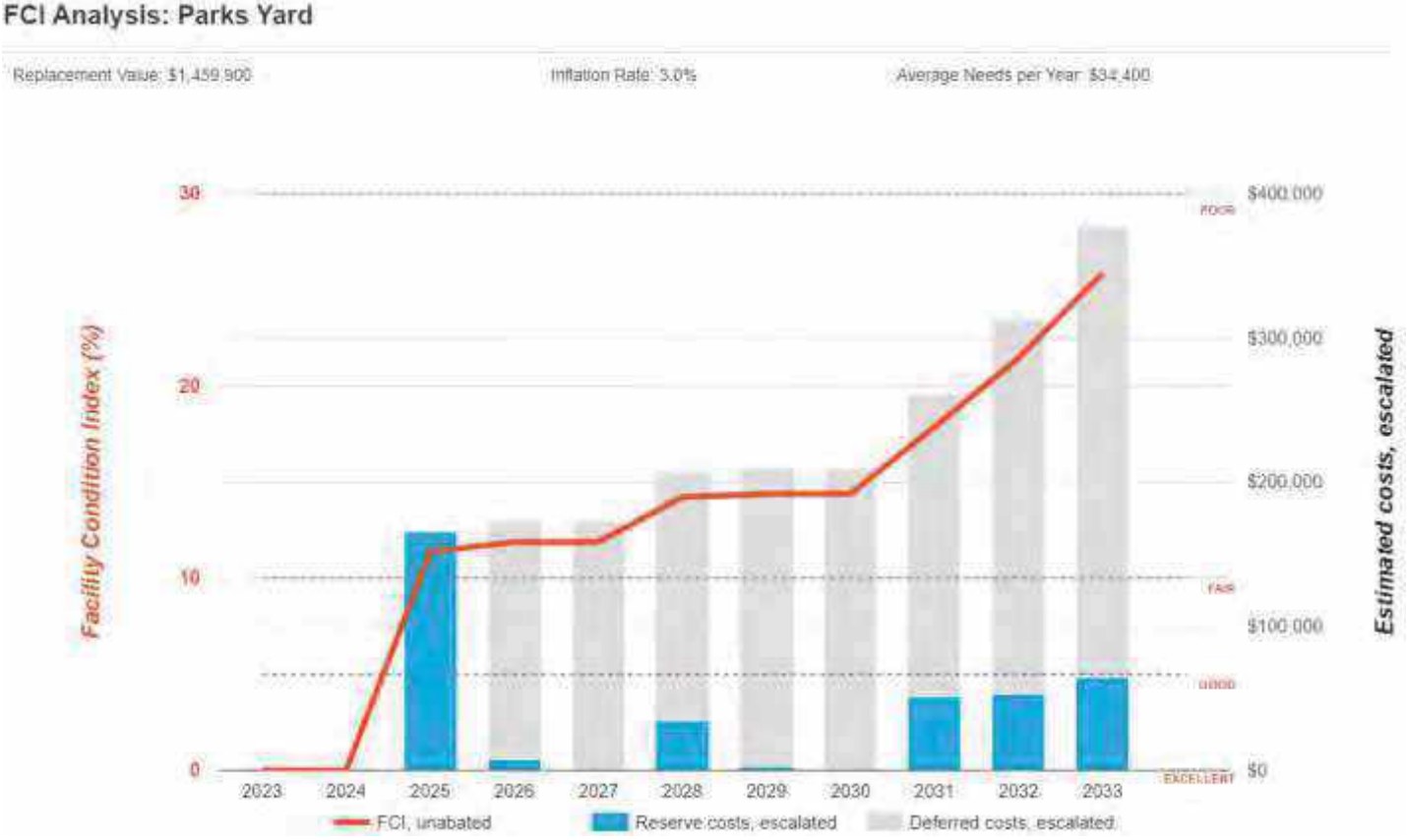
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Parks Yard / Parks Yard - Storage	$375	700	$262,500	0.0%	0.0%	0.0%	2.0%
Parks Yard / Public Works - Admin Building (1950)	$650	1,700	$1,105,000	0.0%	0.7%	3.8%	13.4%
Parks Yard / Storage Building	$350	264	$92,400	0.0%	0.0%	0.0%	6.2%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs were identified.

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Site Parks Yard Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $156,200

$$$$

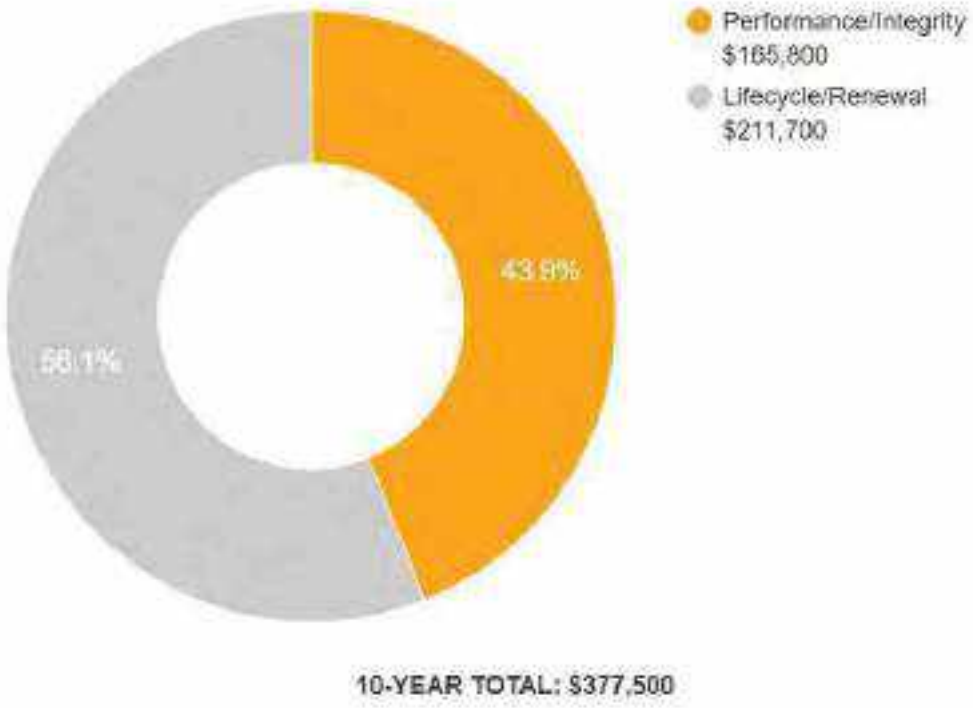
Extensive alligator cracking and potholes - AssetCALC ID: 7045784

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.

Plan Type Descriptions		
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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Parks Yard - Storage

Parks Yard - Storage: Systems Summary

Address	1636 Compromise Line Road; Glendora, California 91741	
Constructed/Renovated	2009	
Building Size	700 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	Metal siding	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Parks Yard - Storage: Systems Summary

Electrical	Source and Distribution: Fed from Public Works – Admin Building with copper wiring Interior Lighting: T-8 Emergency: none	Good
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

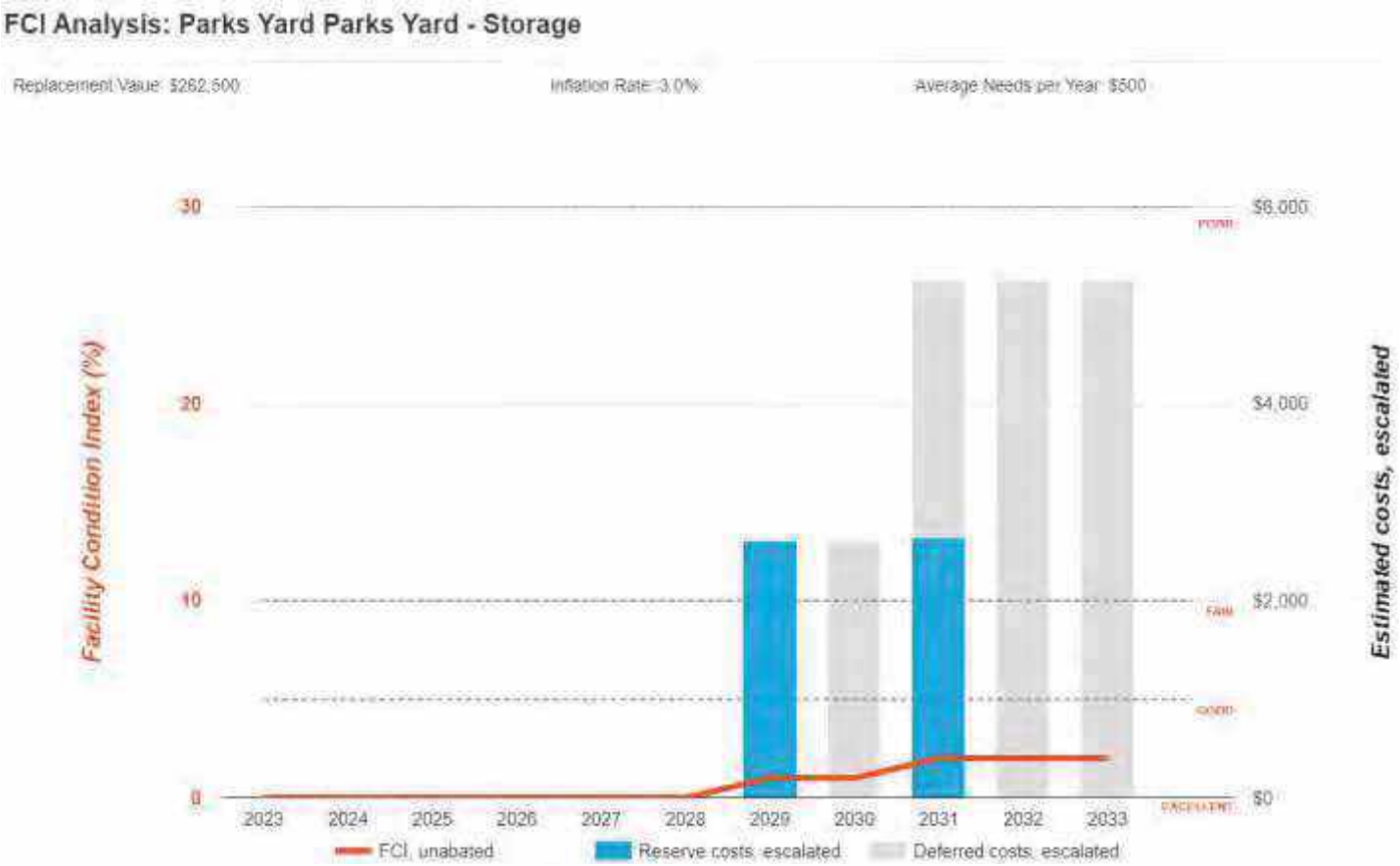
Parks Yard - Storage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$52,500	$52,500
Roofing	-	-	-	-	-	-
Electrical	-	-	-	$2,600	-	$2,600
Fire Alarm & Electronic Systems	-	-	-	$2,600	-	$2,600
TOTALS (3% inflation)	-	-	-	**$5,200**	**$52,500**	**$57,700**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Public Works – Admin Building

Public Works – Admin Building: Systems Summary

Address	1636 Compromise Line Road, Glendora, California 91741	
Constructed/Renovated	1950	
Building Size	1,700 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	Metal siding with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual split-system Supplemental components: window air conditioners	Fair

Public Works – Admin Building: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

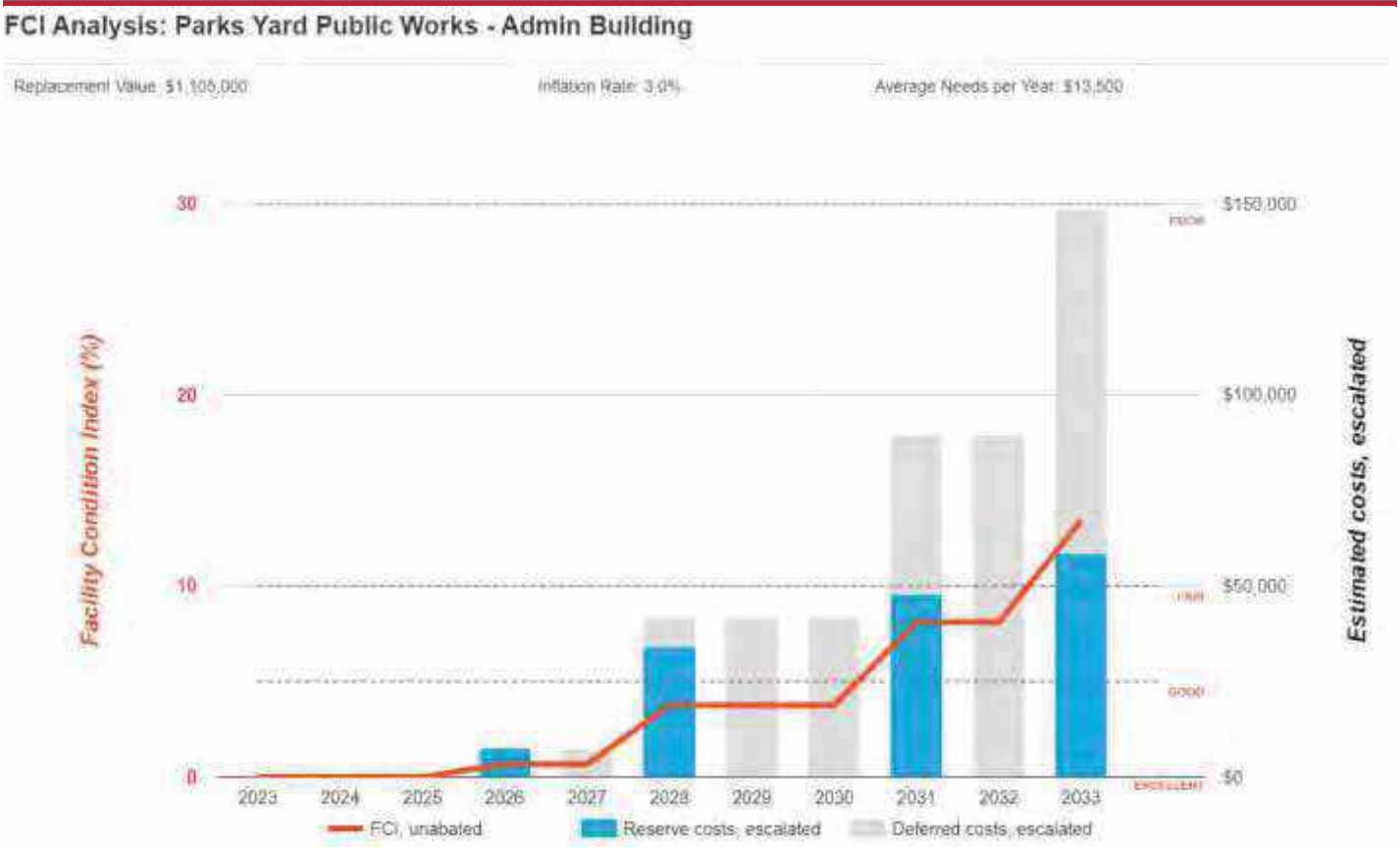
Public Works – Admin Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$44,000	$15,700	$59,700
Roofing	-	-	-	$41,600	-	$41,600
Interiors	-	-	$16,000	-	$48,700	$64,700
Plumbing	-	-	-	$6,400	$35,000	$41,400
HVAC	-	-	$23,900	-	$42,100	$65,100
Electrical	-	-	-	$7,100	$65,200	$72,300
Fire Alarm & Electronic Systems	-	-	-	$6,400	-	$6,400
Equipment & Furnishings	-	-	$2,600	-	$3,500	$6,100
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**-**	**-**	**$41,600**	**$106,800**	**$210,200**	**$358,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Storage Building

Storage Building: Systems Summary

Address	1636 Compromise Line Road; Glendora, California 91741	
Constructed/Renovated	1950	
Building Size	264 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure with wood framed roof	Good
Façade	Metal siding with vinyl windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Storage Building: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Public Works – Admin Building with copper wiring Interior Lighting: T-12 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

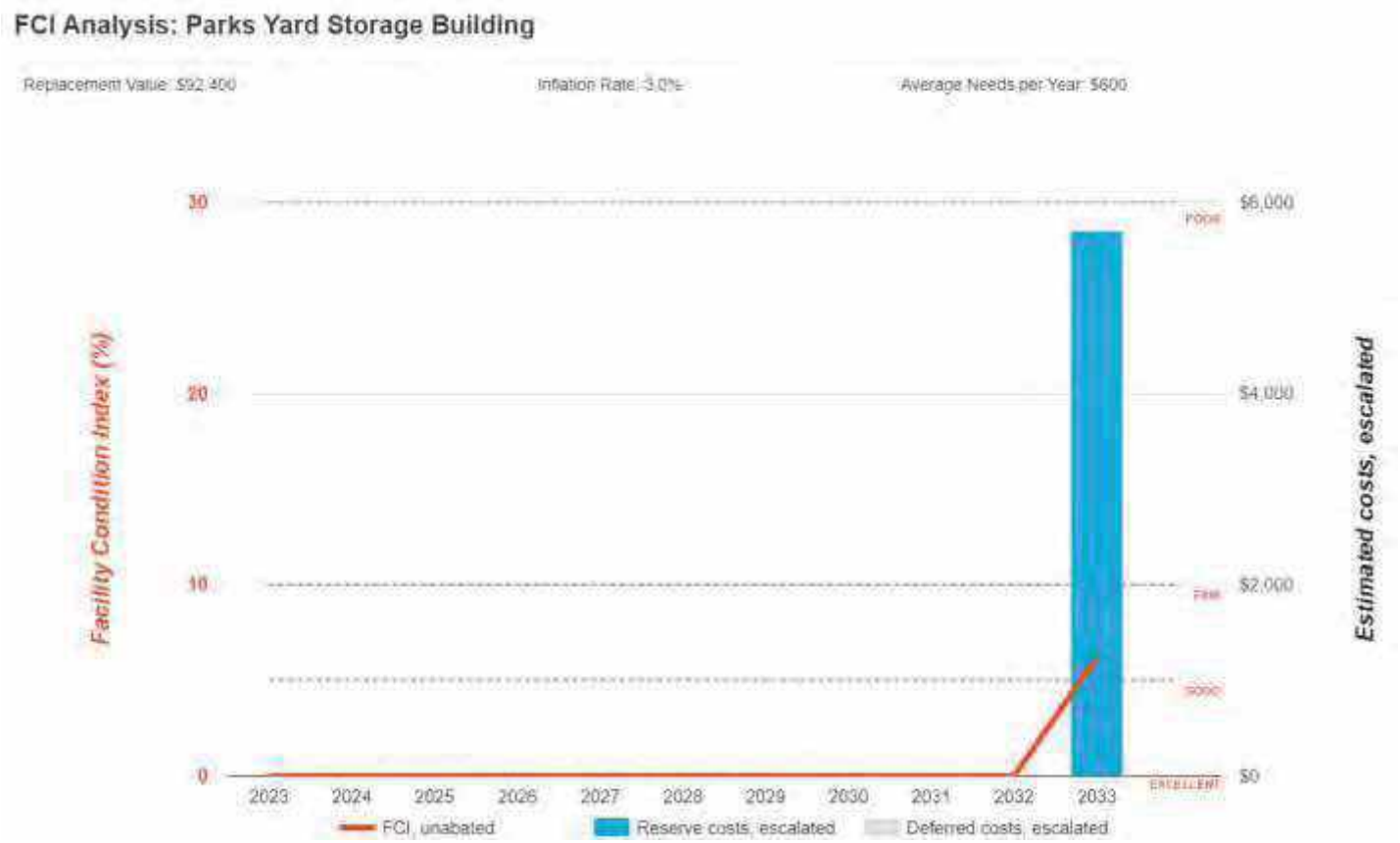
Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$6,200	$6,200
Roofing	-	-	-	$2,000	-	$2,000
Electrical	-	-	-	$3,700	$1,800	$5,500
TOTALS (3% inflation)	**-**	**-**	**-**	**$5,700**	**$7,900**	**$13,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



5. Site Summary

Site Information		
Lot Size	0.86 acres (estimated)	
Parking Spaces	Six total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Poor
Site Development	Building-mounted signage, chain link fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Pre-fabricated storage shed, steel containers	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe alligator cracking	

Site: Systems 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
Fire Alarm & Electronic Systems	-	-	-	$52,400	-	$52,400
Special Construction & Demo	-	-	-	-	$7,000	$7,000
Site Pavement	-	$165,700	-	-	-	$165,700
Site Development	-	-	-	-	$80,900	$80,900
TOTALS (3% inflation)	**-**	**$165,700**	**-**	**$52,400**	**$87,900**	**$306,000**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1950. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

10. Energy Audit

The purpose of this Energy Audit is to provide Parks Yard with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one natural gas meter, and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Parks Yard. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,050 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$743 *(In Current Dollars)*
Net Effective ECM Payback	1.41 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Parks Yard

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings							Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Propane	No.2 Oil	Steam	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(Gallons)	(Gallons)	(Mlbs)	(kWh)	(KW)	(kGal)	(Mmbtu)	(CO_2/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and common rooms	$15	$16	$31	$0	$31	16	0	0	0	0	0	3	2	0.09	$36	$0	$62	0.50	16.92	$499	10.00
	Attribute:	Replace 1x 2GPM rated kitchen aerators with 1 GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																						
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Parks Yard	$432	$311	$743	$0	$743	0	0	0	0	2,320	2	0	8	0.52	$692	$40	$732	1.02	11.76	$7,995	15.00
	Attribute:	Replace Linear Fluorescent (2x) ;																						
3	Title:	Retrofit Flush Tank Toilets to Dual Flush	Location: Restroom	$115	$24	$139	$0	$139	0	0	0	0	0	0	4	0	0.00	$0	$0	$31	4.45	3.35	$325	20.00
	Attribute:	Retrofit 1x 1.6GPF toilets to dual-flush																						
Totals for No/Low Cost Items				**$562**	**$351**	**$913**	**$0**	**$913**	**16**	**0**	**0**	**0**	**2,320**	**0**	**0**	**7**	**0.61**	**$728**	**$40**	**$825**	**1.11**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		Interactive Savings Discount @ 10%							-2	0	0	0	-232	0	0	-1	-0.06	-$73	-$4	-$83				
		Total Contingency Expenses @ 15%				$137		$137																
Total for Improvements						**$1,050**	**$0**	**$1,050**	**14**	**0**	**0**	**0**	**2,088**	**0**	**0**	**6**	**0.55**	**$655**	**$36**	**$743**	**1.41**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- × Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- × All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- × Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- × Ensure steam traps are functional before start of each heating season
- × Ensure use of chemical treatment for boiler make up water
- × Ensure boiler outside temperature re-set is set to 55F
- × Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9

✓	Tank-type water heaters flushed annually.

Lighting Improvements

✓	Utilize bi-level lighting controls in stairwells and hallways.
✓	Use LED replacement lamps
✓	Clean lighting fixture reflective surfaces and translucent covers.
✓	Ensure that timers and/or photocells are operating correctly on exterior lighting
✓	Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

✓	Ensure that refrigerator and freezer doors close and seal correctly
✓	Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
✓	Ensure that bathroom vents exhaust out
✓	Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

×	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parks Yard, 1636 Compromise Line Road, Glendora, California 91741, 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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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - ADMIN BUILDING FRONT ELEVATION

2 - ADMIN BUILDING LEFT ELEVATION

3 - ADMIN BUILDING REAR ELEVATION

4 - ADMIN BUILDING RIGHT ELEVATION

5 - STORAGE GARAGE FRONT ELEVATION

6 - STORAGE GARAGE REAR ELEVATION

Photographic Overview

7 - STORAGE BUILDING FRONT ELEVATION

8 - STORAGE BUILDING LEFT ELEVATION

9 - ADMIN BUILDING ATTIC AREA

10 - ADMIN BUILDING RECEPTION AREA

11 - BREAK ROOM AND KITCHEN

12 - ADMIN BUILDING TYPICAL OFFICE

Photographic Overview

13 - STORAGE GARAGE INTERIOR AREA

14 - STORAGE BUILDING INTERIOR AREA

15 - BUILDING MAIN DISTRIBUTION PANEL

16 - SPLIT SYSTEM HEAT PUMP

17 - HVAC FAN COIL UNIT

18 - THRU WALL AIR CONDITIONER

Photographic Overview

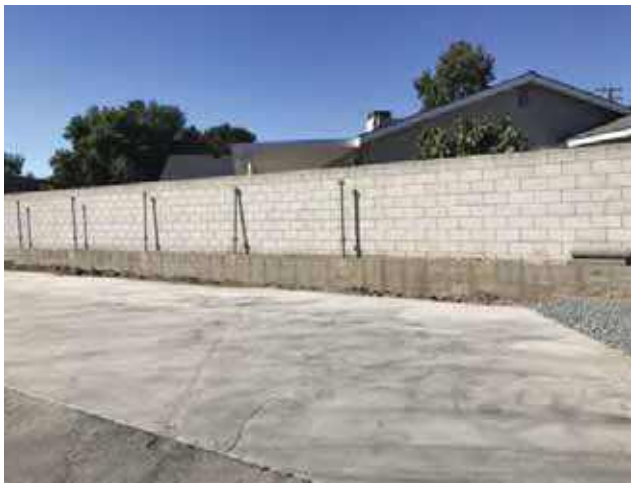
19 - STORAGE TANK WATER HEATER

20 - PARKING AREA

21 - OUTDOOR METAL STORAGE CONTAINER

22 - AUTOMATIC GATE AND CONTROLLER

23 - SITE CHAIN LINK FENCING



24 - SITE CMU WALL FENCING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-015.379	Parks Yard
Source	**On-Site Date**
Google	November 8, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Parks Yard

Name of person completing form: Hugo Saltero

Title / Association w/ property: Maintenance Lead Worker

Length of time associated w/ property: 16 years

Date Completed: 11/8/2023

Phone Number: 626.672.6311

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: 0	Renovated: 0	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Plans to add chargers for electric busses		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Parks Yard

BV Project Number: 158691.23R000-015.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Markings need repainting
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			Not accessible to public.
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

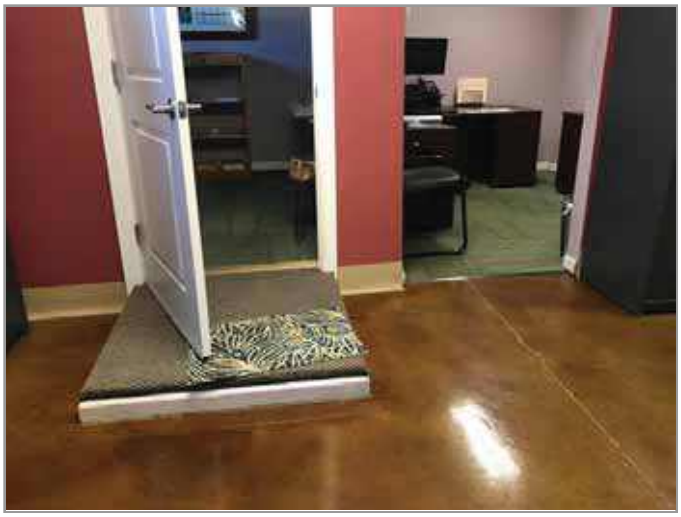
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



INTERIOR STEP DOWN

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		There is a step from vestibule to interior
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?		X		
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			X	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Parks Yard / Parks Yard - Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Metal Siding	900 SF	26	7136710
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	5	16	7045134
Roofing						
B3010	Roof	Good	Roofing, Metal	700 SF	26	7136709
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	700 SF	26	7134637
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	6	7045135
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	700 SF	8	7045133

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal Siding	2,000 SF	10	7136711
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	9	15	7045775
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7045773
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,700 SF	8	7045779
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	20	7045750
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	7045758
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,550 SF	5	7045766
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	20	7045757

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	7045756
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	500 SF	5	7045778
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	5	7045771
Plumbing						
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	10	7045772
D2010	Building exterior	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	7045777
D2010	Building exterior	Good	Water Heater, Gas, Residential	1	11	7045755
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	15	7045770
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	7045762
D2010		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7045763
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,700 SF	20	7045769
D2010	Restrooms	Fair	Urinal, Standard	1	15	7045754
HVAC						
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045753
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	1	3	7045776
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	7045760
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045774
D3050		Fair	HVAC System, Ductwork, Low Density	1,700 SF	15	7045759
Electrical						
D5020	Lobby	Fair	Distribution Panel, 120/240 V	1	15	7045765
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,700 SF	20	7135610
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,700 SF	10	7135671
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,700 SF	8	7045752
Equipment & Furnishings						

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Break room	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7045764
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7045761

Component Condition Report | Parks Yard / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal Siding	60 SF	20	7136708
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	2	15	7045782
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7045783
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	264 SF	10	7045780
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	264 SF	20	7134638
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	264 SF	10	7045781

Component Condition Report | Parks Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045789
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045792
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045790
Special Construction & Demo						
F1020		Good	Ancillary Building, Steel, Pre-Engineered	280 SF	25	7045787
F1020		Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	15	7045791

Component Condition Report | Parks Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020		Good	Ancillary Building, Steel, Pre-Engineered	350 SF	25	7045788
F1020		Good	Ancillary Building, Steel, Pre-Engineered	80 SF	25	7045793
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	2	7045784
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	20	7045786
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	15	7045785

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/2/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Parks Yard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Parks Yard / Parks Yard - Storage	$0	$0	$0	$0	$0	$0	$2,611	$0	$2,638	$0	$0	$0	$0	$0	$0	$0	$52,521	$0	$0	$0	$0	**$57,771**
Parks Yard / Public Works - Admin Building	$0	$0	$0	$7,478	$0	$34,105	$0	$0	$48,057	$0	$58,721	$2,677	$0	$0	$0	$83,846	$0	$0	$11,650	$0	$112,046	**$358,580**
Parks Yard / Site	$0	$0	$165,722	$0	$0	$0	$0	$0	$0	$52,410	$0	$0	$0	$0	$0	$0	$55,627	$0	$0	$0	$32,243	**$306,002**
Parks Yard / Storage Building	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,701	$0	$0	$0	$0	$2,781	$0	$0	$0	$0	$5,159	**$13,641**
Grand Total	**$0**	**$0**	**$165,722**	**$7,478**	**$0**	**$34,105**	**$2,611**	**$0**	**$50,695**	**$52,410**	**$64,421**	**$2,677**	**$0**	**$0**	**$0**	**$142,254**	**$52,521**	**$0**	**$11,650**	**$0**	**$149,448**	**$735,993**

Parks Yard

Parks Yard / Parks Yard - Storage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7045134	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	14	16	5	EA	$4,400.00	$6,545.88	$32,729																	$32,729						**$32,729**
D5040	Throughout building	7045135	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	700	SF	$2.10	$3.12	$2,187							$2,187															**$2,187**
D7030	Throughout building	7045133	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	700	SF	$2.00	$2.98	$2,083									$2,083													**$2,083**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,187**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$32,729**	**$0**	**$0**	**$0**	**$0**	**$36,999**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,611**	**$0**	**$2,638**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$52,521**	**$0**	**$0**	**$0**	**$0**	**$57,771**

Parks Yard / Public Works - Admin Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7136711	Exterior Walls, Metal Siding, Replace	40	30	10	2000	SF	$11.00	$16.36	$32,729											$32,729											**$32,729**
B2020	Building Exterior	7045775	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	15	15	9	EA	$600.00	$892.62	$8,034																	$8,034						**$8,034**
B2050	Building Exterior	7045773	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$892.62	$1,785																					$1,785		**$1,785**
B3010	Roof	7045779	Roofing, Metal, Replace	40	32	8	1700	SF	$13.00	$19.34	$32,878									$32,878														**$32,878**
C1030	Throughout building	7045750	Interior Door, Wood, Solid-Core, Replace	40	20	20	5	EA	$700.00	$1,041.39	$5,207																					$5,207		**$5,207**
C1070	Throughout building	7045758	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1600	SF	$3.50	$5.21	$8,331																	$8,331						**$8,331**
C2010	Throughout building	7045766	Wall Finishes, any surface, Prep & Paint	10	5	5	2550	SF	$1.50	$2.23	$5,690							$5,690										$5,690						**$11,381**
C2030	Throughout building	7045756	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1000	SF	$1.50	$2.23	$2,232							$2,232										$2,232						**$4,463**
C2030	Restrooms	7045757	Flooring, Ceramic Tile, Replace	40	20	20	100	SF	$18.00	$26.78	$2,678																					$2,678		**$2,678**
C2030	Throughout building	7045778	Flooring, Carpet, Commercial Standard, Replace	10	5	5	500	SF	$7.50	$11.16	$5,579							$5,579										$5,579						**$11,158**
C2050	Throughout building	7045771	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	100	SF	$2.00	$2.98	$298							$298										$298						**$595**
D2010	Building exterior	7045755	Water Heater, Gas, Residential, Replace	15	4	11	1	EA	$1,300.00	$1,934.01	$1,934													$1,934									**$1,934**
D2010	Throughout building	7045769	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1700	SF	$5.00	$7.44	$12,645																					$12,645		**$12,645**
D2010	Building exterior	7045777	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	1	EA	$900.00	$1,338.93	$1,339													$1,339										**$1,339**
D2010	Building exterior	7045772	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	$2,300.00	$3,421.71	$3,422													$3,422										**$3,422**
D2010	Public Works - Admin Building	7045763	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785						**$1,785**
D2010	Restrooms	7045754	Urinal, Standard, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D2010	Restrooms	7045770	Toilet, Residential Water Closet, Replace	30	15	15	1	EA	$700.00	$1,041.39	$1,041																	$1,041						**$1,041**
D2010	Restrooms	7045762	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D3030	Attic	7045776	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,843.42	$6,843					$6,843															$6,843			**$13,687**
D3030	Office	7045774	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273							$3,273										$3,273						**$6,546**
D3030	Office	7045753	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273							$3,273										$3,273						**$6,546**
D3030	Building exterior	7045760	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$4,600.00	$6,843.42	$6,843							$6,843														$6,843		**$13,687**
D3050	Public Works - Admin Building	7045759	HVAC System, Ductwork, Low Density, Replace	30	15	15	1700	SF	$2.00	$2.98	$5,058																	$5,058						**$5,058**
D5020	Lobby	7045765	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719						**$3,719**
D5020	Throughout building	7135610	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1700	SF	$13.00	$19.34	$32,878																					$32,878		**$32,878**
D5040	Throughout building	7135671	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1700	SF	$2.10	$3.12	$5,311													$5,311										**$5,311**
D7030	Throughout building	7045752	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	1700	SF	$2.00	$2.98	$5,058										$5,058													**$5,058**
E1040	Break room	7045764	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						**$4,463**
G4050	Building exterior	7045761	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893													$893										**$893**
Totals, Unescalated												**$0**	**$0**	**$0**	**$6,843**	**$0**	**$29,419**	**$0**	**$0**	**$37,936**	**$0**	**$43,694**	**$1,934**	**$0**	**$0**	**$0**	**$53,818**	**$0**	**$0**	**$6,843**	**$0**	**$62,037**	**$242,525**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$7,478**	**$0**	**$34,105**	**$0**	**$0**	**$48,057**	**$0**	**$58,721**	**$2,677**	**$0**	**$0**	**$0**	**$83,846**	**$0**	**$0**	**$11,650**	**$0**	**$112,046**	**$358,580**

Parks Yard / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7045789	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
D7010	Site	7045792	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
D7010	Site	7045790	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
F1020	Site	7045791	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	120	SF	$25.00	$37.19	$4,463																$4,463						**$4,463**

Replacement Reserves Report

1/2/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Site	7045784	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	30000	SF	$3.50	$5.21	$156,209			$156,209																			**$156,209**
G2060	Site	7045785	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	1000	LF	$21.00	$31.24	$31,242																$31,242						**$31,242**
G2060	Site	7045786	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	200	SF	$60.00	$89.26	$17,852																					$17,852	**$17,852**
Totals, Unescalated												**$0**	**$0**	**$156,209**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,168**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,705**	**$0**	**$0**	**$0**	**$0**	**$17,852**	**$249,934**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$165,722**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$52,410**	**$0**	**$0**	**$0**	**$0**	**$0**	**$55,627**	**$0**	**$0**	**$0**	**$0**	**$32,243**	**$306,002**

Parks Yard / Storage Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7136708	Exterior Walls, Metal Siding, Replace	40	20	20	60	SF	$11.00	$16.36	$982																					$982	**$982**
B2020	Building Exterior	7045782	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	15	15	2	EA	$600.00	$892.62	$1,785																$1,785						**$1,785**
B2050	Building Exterior	7045783	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7045780	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	264	SF	$3.80	$5.65	$1,492											$1,492											**$1,492**
D5030	Throughout building	7134638	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	264	SF	$2.50	$3.72	$982																					$982	**$982**
D5040	Throughout building	7045781	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	20	10	10	264	SF	$7.00	$10.41	$2,749											$2,749											**$2,749**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,242**	**$0**	**$0**	**$0**	**$0**	**$1,785**	**$0**	**$0**	**$0**	**$0**	**$2,856**	**$8,883**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,701**	**$0**	**$0**	**$0**	**$0**	**$2,781**	**$0**	**$0**	**$0**	**$0**	**$5,159**	**$13,641**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045755	D2010	**Water Heater**	Gas, Residential	40 GAL	Parks Yard / Public Works - Admin Building	Building exterior	Rheem	XG40T06EN38U0	M241903660	2019	002367	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045753	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Parks Yard / Public Works - Admin Building	Office	No dataplate	No dataplate	No dataplate		002414	
2	7045774	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Parks Yard / Public Works - Admin Building	Office	No dataplate	No dataplate	No dataplate		002397	
3	7045760	D3030	**Split System**	Condensing Unit/Heat Pump	3.5 TON	Parks Yard / Public Works - Admin Building	Building exterior	Nordyne	VT4BD-042K	VTD130101436	2013	002365	
4	7045776	D3030	**Split System**	Fan Coil Unit, DX	3.5 TON	Parks Yard / Public Works - Admin Building	Attic	Trane	4TEC3F42B1000AA	73728CU1V	2007	002401	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045765	D5020	**Distribution Panel**	120/240 V	200 AMP	Parks Yard / Public Works - Admin Building	Lobby	Murray	No dataplate	No dataplate		002402	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045764	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Parks Yard / Public Works - Admin Building	Break room						

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	1		Total Number of Faucet Aerators To Be Replaced	1	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 3.14 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.57	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	111.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	16	Therms	Annual Cost Savings In Form of Water	$26	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	3.14	kGal	Annual Energy Savings From Water Heater	$36	$

COST BENEFIT ANALYSIS				
Estimated Material Cost	$16	Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$62	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	0.50	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $31 Estimated Annual Cost Savings: $62 Simple Payback Period (Yrs): 0.50

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Parks Yard**
Attributes:	**Replace Linear Fluorescent (23x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	5	23	60	2,320	$696.07	$39.55

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	4	21	21	2,262	$679	$39
Linear Fluorescent	T12	1	2	2	58	$17	$1
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$310.64		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$432.30		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	2,320
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$696
Budgeted Initial Investment:	$743		Estimated Annual O&M Cost Savings:	$40
Estimated Return on Investment: *(Including O&M Savings)*	1.01	Years	Estimated Annual Cost Savings:	$736

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Restroom
Attribute:	Retrofit 1x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	10	
Number of Water Closets To Be Replaced	1	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit Dual Flush - Retrofit Setup Valve for Flush Tank Toilet **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 1.28	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			10.24	gal
Total Annual Water Savings in gallons			3.73	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$31	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $24 *Labor* $115	Total	$139	$
Simple Pay Back Period			4.45	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$139			
		Simple Payback:	4.45	Years
Annual Cost Savings:	$31			

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	3	No	≥ 9	3,120	1,198
2	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	5	No	≥ 9	3,120	998
3	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	8	No	≥ 9	3,120	2,396
4	Interior	Open Office - Workstations	Storage Garage	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	5	No	≥ 9	728	233
5	Interior	Open Office - Workstations	Storage Building	-	5	Light Switch	Linear Fluorescent	T12	8' 60W T12	4	Troffer - Surface Mounted Indirect 1'x8'	Prism	Surface Mount	2	No	≥ 9	728	175
										60				23			10,816	5,000

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption						Proposed-Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	3	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	636	562
2	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8''	5	10	≥ 9	3,120	998	0.32	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	530	468
3	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	8	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	1,273	1,123
4	Parks Yard	Interior	Open Office - Workstations	Storage Garage	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	5	10	≥ 9	728	233	0.32	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	728	124	109
5	Parks Yard	Interior	Open Office - Workstations	Storage Building	Light Switch	5	Linear Fluorescent	T12	8' 60W T12; Troffer - Surface Mounted Indirect 1'x8'	2	4	≥ 9	728	175	0.24	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	728	116	58
	Totals										60				2						2,680	2,320

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Finkbiner Park Skate/Tennis
166 North Minnesota Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-016.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 22, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Skate park and tennis courts
Number of Buildings	None
Main Address	166 North Minnesota Avenue, Glendora, California 91741
Site Developed	1967
Site Area	1.30 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 22, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Finkbiner Skate Park and Tennis Courts were developed in 1967 in the center of Finkbiner Park. The tennis courts were recently refinished and remodeled in 2023.

Amenities and General Site

The skate park includes elements such as a concrete-paved court, concrete deck, a set of bumps, curbs, and quarter pipes. Metal-tube fencing surrounds the boundaries of the skate park. The tennis courts are newly resurfaced and feature new metal-powdered benches, nets, posts, and fencing around the perimeter. Lighting for the facilities is installed around the courts, connected to the main switchboard located at the southeast entrance of the court. The site contains asphalt-paved roadways and parking lots that need resurfacing due to the presence of longitudinal cracks identified at various locations. The east parking lot is currently undergoing complete renovation and is expected to be finished within the contract timeline. Overall, each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

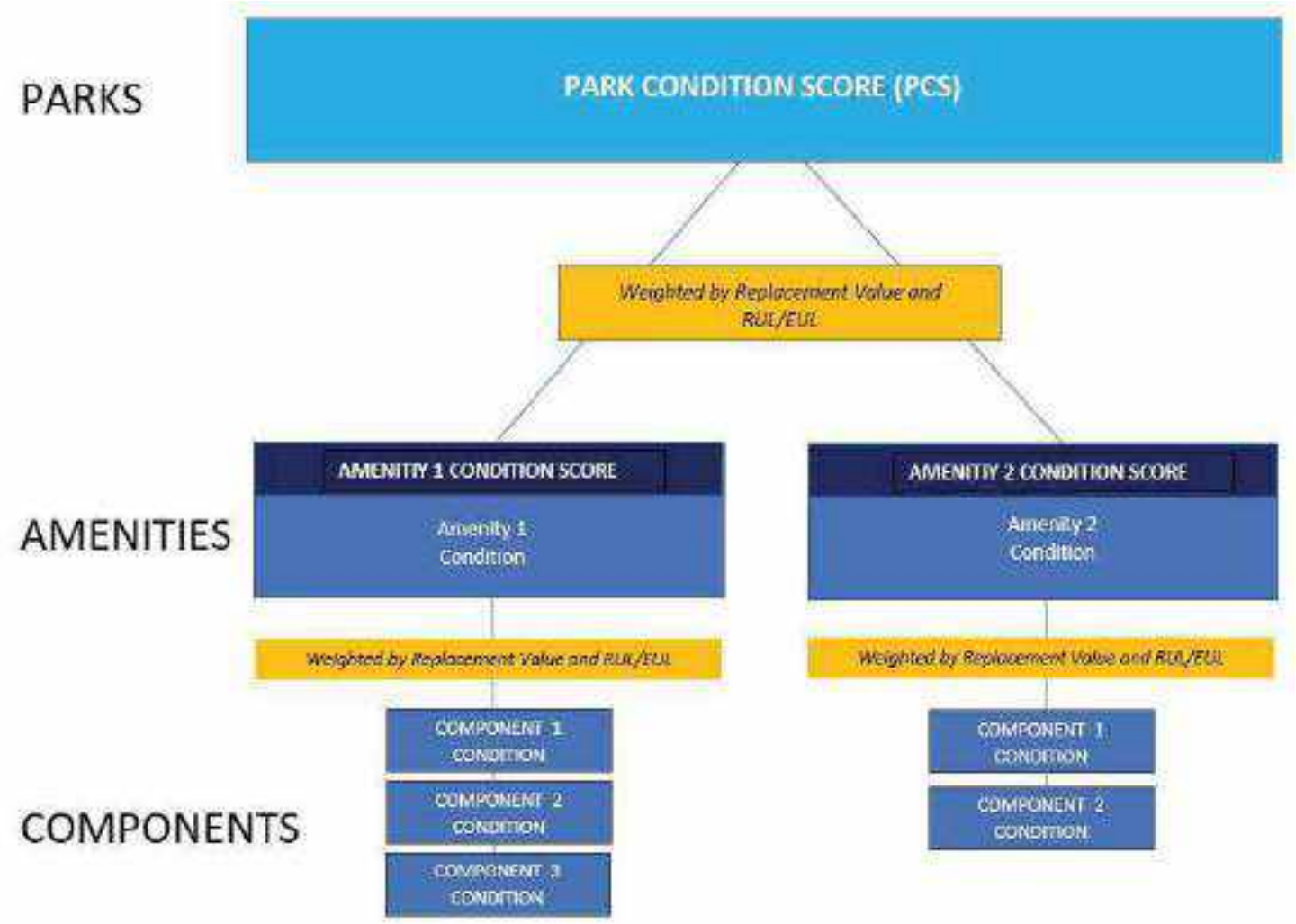
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Finkbiner Park Skate/Tennis	OVERALL CONDITION SCORE: **58**	TOTAL ACRES: REPLACEMENT VALUE: $ 1,252,822 REMAINING VALUE: $ 723,167 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **92**	REPLACEMENT VALUE: $ 72,018 REMAINING VALUE: $ 66,402
Tennis Courts	COND. SCORE: **66**	REPLACEMENT VALUE: $ 462,354 REMAINING VALUE: $ 305,154
Skate Park	COND. SCORE: **49**	REPLACEMENT VALUE: $ 718,450 REMAINING VALUE: $ 351,601

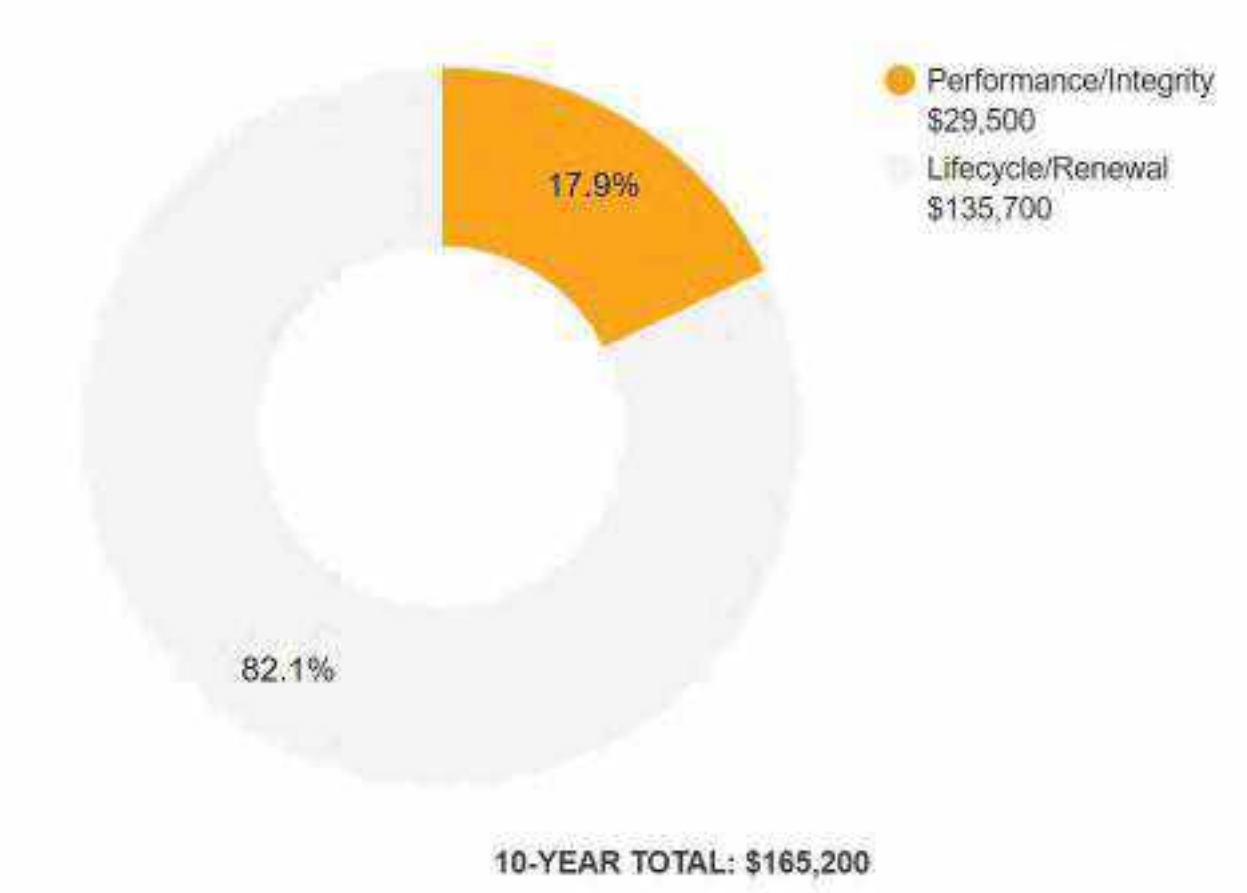
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Roadways in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Site- Roadways

Uniformat Code: G2010
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $16,700

**$$$**$

Significant alligator cracking and potholes - AssetCALC ID: 7197660

Parking Lots in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Parking lot - West

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Cracks need to be repaired - AssetCALC ID: 7197648

Athletic Surfaces and Courts in Poor condition.

Skate Park, Concrete Pavement
Finkbiner Park Skate/Tennis Skate Park

Uniformat Code: G2050
Recommendation: **Maintain in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,700

**$$**$$

Cracks in the court need to repaired - AssetCALC ID: 7197643

B-6. Skate Park

Skate Park			
Asset Type	Athletic Fields – Skate Park		
Asset Location	Middle of Finkbiner Park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Maintain	2000 SF	Poor
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Replace/Install	15490 SF	Fair
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Good
Fences and Gates	Fence, Metal Tube 6', Replace	480 LF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Cracks in the pavement causing potential trip hazards		

B-7. Tennis Courts

Tennis Courts			
Asset Type	Athletic Courts – Tennis Courts		
Asset Location	Northern end of Finkbiner Park		
Overall Condition	Excellent		
Component	*Description*	*Quantity*	*Condition*
Park Bench	Metal Powder-Coated, Replace	2 EA	Excellent
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	5 EA	Excellent
Sports Apparatus	Baseball, Foul Pole, Replace	1 EA	Fair
Fences and Gates	Fence, Metal Tube 4', Replace	1 LF	Excellent
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	3 EA	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, Rubber-Acrylic with Integral Color, Resurface	16470 SF	Excellent
Sports Court Lighting	Pole Light Fixture with Lamps, Replace	4 EA	Fair
Switchboard	120/208 V, Replace	1 EA	Fair

Tennis Courts

Fences and Gates	Fence, Chain Link 8', Replace	520 LF	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, 2-Color Surface, Seal and Stripe	16470 SF	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

B-8. General Site

General site			
Asset Type	General Site		
Asset Location	Throughout park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	9862 SF	Excellent
Picnic Table	Wood/Composite/Fiberglass, Replace	1 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	9862 SF	Excellent
Sidewalk	Concrete, Large Areas, Replace	2430 SF	Excellent
Roadways	Pavement, Asphalt, Seal and Stripe	3540 SF	NA
Signage	Property, Monument, Replace/Install	1 EA	Good
Sidewalk	Concrete, Small Areas/Sections, Replace	300 SF	Fair

General site

Landscaping and Topography	Limited landscaping features; irrigation not present Low to moderate site slopes throughout
Storm Water Management	Surface drainage to developed and undeveloped surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	Significant asphalt pavement cracking

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The Finkbiner Park Skate/Tennis Courts were originally constructed in 1967. The skate park has not since been substantially renovated, however the tennis courts have been thoroughly renovated recently in 2023.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Finkbiner Park Skate/Tennis: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Skate Park	1967	Unknown	No
Tennis Courts	1967/2023	Unknown	No

Finkbiner Park Skate/Tennis: Accessibility Summary

General Site	1967	Unknown	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Skate/Tennis with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Skate/Tennis. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$3,354 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$8,111 *(In Current Dollars)*
Net Effective ECM Payback	0.41 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon - Girl Scout Cabin

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Net Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	C=(a-b)	Electricity									
				($)	($)	($)	($)	(kWh)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis	$877	$2,040	$2,917	$2,917	29,952	102	6.74	$8,938	$75	$9,013	0.32	36.89	$104,675	15.00
	Attribute:	Replace HID (4x) ;															
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$877**	**$2,040**	**$2,917**	**$2,917**	**29,952**	**0**	**6.74**	**$8,938**	**$75**	**$9,013**	**0.32**			
		Interactive Savings Discount @ 10%						-2,995	0	-0.67	-$894	-$7	-$901				
		Total Contingency Expenses @ 15%				$438	$438										
Total for Improvements						**$3,354**	**$3,354**	**26,957**	**0**	**6.06**	**$8,044**	**$67**	**$8,111**	**0.41**			

J. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting.

K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation Finkbiner Park Skate/Tennis, 166 North Minnesota Avenue, Glendora, California 91741, 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.

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.

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

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

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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - SKATE PARK OVERVIEW

2 - TENNIS COURTS OVERVIEW

3 - 2-COLOR SURFACE TENNIS COURT SURFACING

4 - NET WITH POSTS AND ANCHORS

5 - SWITCHBOARD

6 - WEST PARKING LOT

Photographic Overview

7 - EAST PARKING LOT

8 - ROADWAY

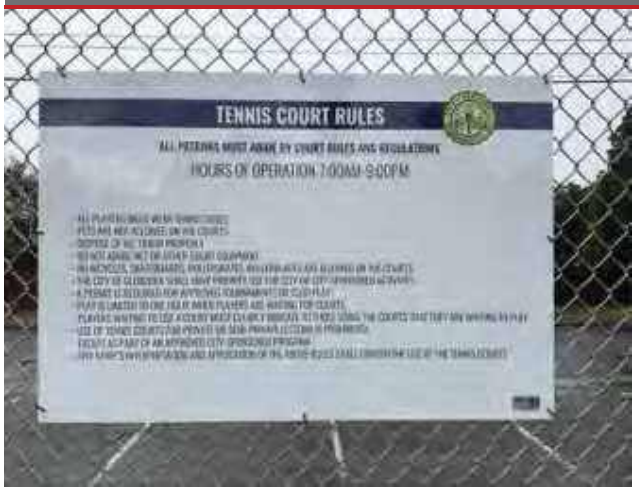
9 - SMALL CONCRETE SIDEWALK

10 - LARGE CONCRETE SIDEWALK

11 - CONCRETE STAIRS

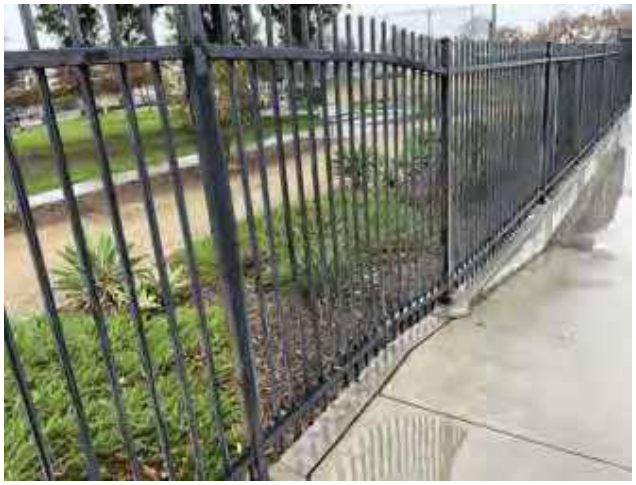
12 - MONUMENT SIGNAGE

Photographic Overview



13 - GUIDE AND DIRECTIONAL SIGNAGE

14 - CHAIN LINK FENCE



15 - METAL TUBE FENCE

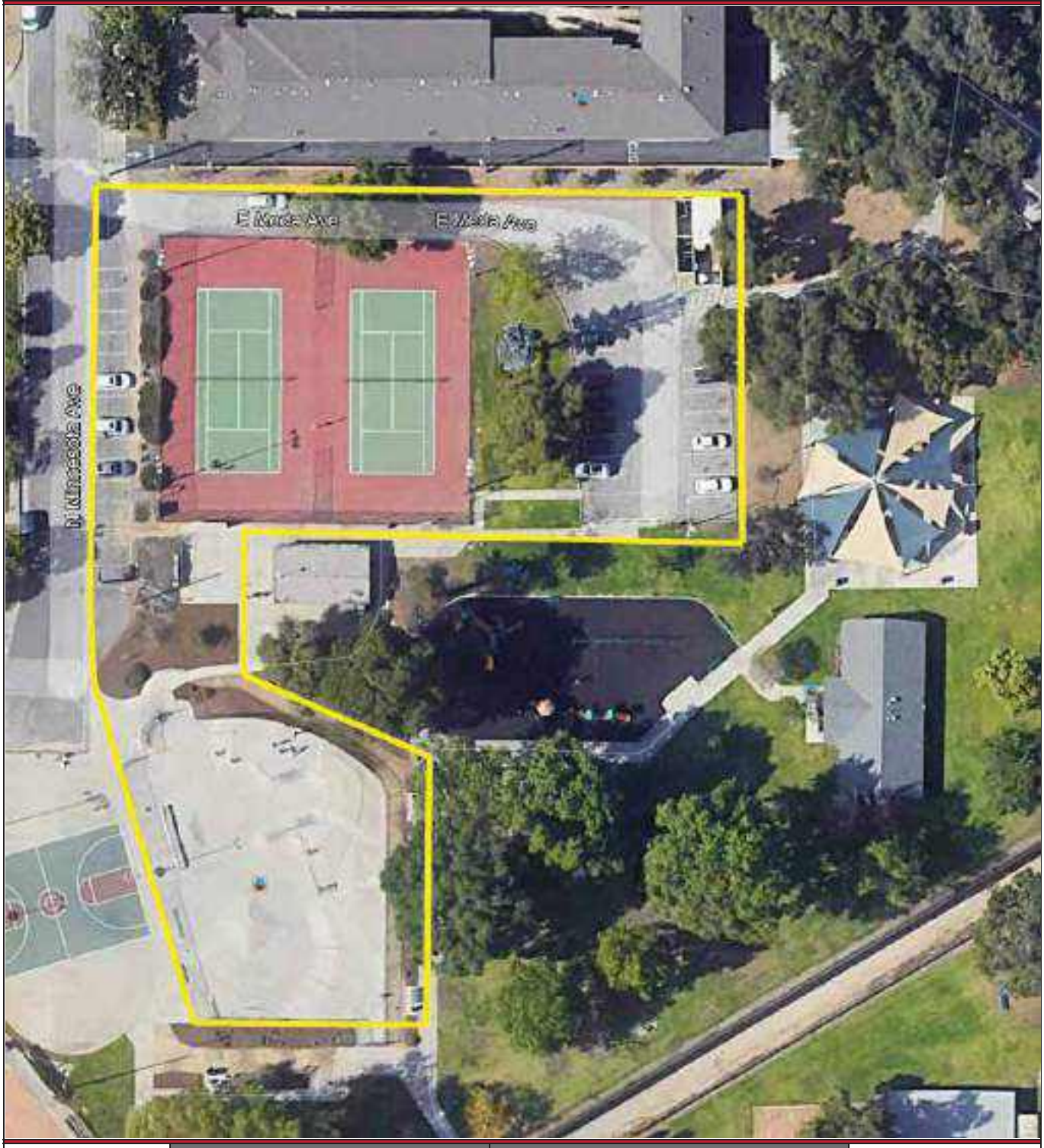
16 - SPORTS COURT LIGHTING

17 - PICNIC TABLE

18 - PARK BENCH

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-016.379	Finkbiner Park Skate/Tennis
Source	**On-Site Date**
Google	December 22, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Skate/Tennis

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

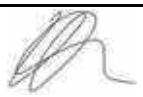
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 0	Renovated: 2023	New Tennis court recently rennovated
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	Na	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	2023-24	East parking lot in process of renovation
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Skate/Tennis

BV Project Number: 158691.23R000-016.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Construction is in progress and as reported ADA compliance will be considered.
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Tennis Court	Fair	Switchboard, 120/208 V	1	6	7197657
Pedestrian Plazas & Walkways						
G2010	Site- Roadways	NA	Roadways, Pavement, Asphalt, Seal & Stripe	3,540 SF	5	7197655
G2010	Site- Roadways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	3,540 SF	1	7197660
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,862 SF	25	7197673
G2020	Parking lot - West	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,950 SF	5	7197649
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,862 SF	5	7342803
G2020	Parking lot - West	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,950 SF	2	7197648
G2030	Site- b/w skate park & tennis court	Excellent	Sidewalk, Concrete, Large Areas	2,430 SF	51	7197645
G2030	Site - East	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	26	7197672
Athletic, Recreational & Playfield Areas						
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197658
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197665
G2050	Tennis Court	Fair	Sports Apparatus, Baseball, Foul Pole	1	11	7197666
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	20	7197671
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	16,470 SF	11	7197656
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197666
G2050	Skate Park	Poor	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	2,000 SF	2	7197643
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197674
G2050	Skate Park	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15,490 SF	16	7197640
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197669
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	30	7197651
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197650

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197654
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	16,470 SF	11	7197670
Sitework						
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1	20	7197659
G2060	site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	4	7197663
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Metal Tube 4'	1 LF	41	7197667
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	20	7197647
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1	21	7197662
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	21	7197653
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7197664
G2060	Skate Park	Good	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	19	7197641
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Chain Link 8'	520 LF	41	7197652
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	21	7197661
G2060	Skate Park	Fair	Fences & Gates, Fence, Metal Tube 6'	480 LF	6	7197642

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Skate/Tennis	$0	$0	$23,155	$0	$912	$28,582	$95,429	$8,917	$0	$0	$8,052	$187,470	$10,337	$0	$0	$15,644	$1,510,057	$11,983	$0	$473	$16,429	**$1,917,439**
Finkbiner Park Skate/Tennis / Skate Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Skate/Tennis / Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Tennis Court	7197657	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$40,000.00	$54,000.00	$54,000							$54,000															**$54,000**
G2010	Site- Roadways	7197660	Roadways, Pavement, Asphalt, Mill & Overlay	25	24	* 1	3540	SF	$3.50	$4.73	$16,727			$16,727																			**$16,727**
G2010	Site- Roadways	7197655	Roadways, Pavement, Asphalt, Seal & Stripe	5	0	* 5	3540	SF	$0.45	$0.61	$2,151								$2,151					$2,151					$2,151				**$6,452**
G2020	Parking lot - West	7197648	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	3950	SF	$0.45	$0.61	$2,400			$2,400					$2,400					$2,400					$2,400				**$9,599**
G2020	Parking lot - West	7197649	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	3950	SF	$3.50	$4.73	$18,664						$18,664																**$18,664**
G2020	Parking lot - East	7342803	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	9862	SF	$0.45	$0.61	$5,991						$5,991					$5,991				$5,991					$5,991		**$23,965**
G2050	Skate Park	7197643	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	5	3	2	2000	SF	$1.00	$1.35	$2,700			$2,700					$2,700					$2,700					$2,700				**$10,800**
G2050	Tennis Court	7197668	Sports Apparatus, Baseball, Foul Pole, Replace	25	14	11	1	EA	$1,500.00	$2,025.00	$2,025												$2,025										**$2,025**
G2050	Tennis Court	7197656	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	-1	11	16470	SF	$4.50	$6.08	$100,055												$100,055										**$100,055**
G2050	Tennis Court	7197670	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	-1	11	16470	SF	$1.50	$2.03	$33,352												$33,352										**$33,352**
G2050	Skate Park	7197640	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	30	14	16	15490	SF	$45.00	$60.75	$941,018																$941,018					**$941,018**
G2050	Tennis Court	7197671	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	0	20	1	EA	$1,400.00	$1,890.00	$1,890																				$1,890		**$1,890**
G2060	site	7197663	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Skate Park	7197642	Fences & Gates, Fence, Metal Tube 6', Replace	40	34	6	480	LF	$40.00	$54.00	$25,920							$25,920															**$25,920**
G2060	Tennis Court	7197659	Park Bench, Metal Powder-Coated, Replace	20	0	20	1	EA	$700.00	$945.00	$945																				$945		**$945**
G2060	Site	7197664	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Skate Park	7197641	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	1	19	1	EA	$200.00	$270.00	$270																					$270		**$270**
G2060	Tennis Court	7197647	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	0	20	1	EA	$200.00	$270.00	$270																					$270		**$270**
Totals, Unescalated												**$0**	**$0**	**$21,826**	**$0**	**$810**	**$24,655**	**$79,920**	**$7,250**	**$0**	**$0**	**$5,991**	**$135,432**	**$7,250**	**$0**	**$0**	**$10,041**	**$941,018**	**$7,250**	**$0**	**$270**	**$9,096**	**$1,250,810**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis / Skate Park

Finkbiner Park Skate/Tennis / Tennis Courts

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALCID
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Maintain	Skate Park	Poor	34.137836054815344	-117.86307519793215	https://www.google.com/maps?q=34.137836054815344,-117.86307519793215	Performance/Integrity	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	4	5	1		2000	1.0163	2166			Rinkbiner Park Skate/Tennis	7197643
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - West	Poor	34.13814467081964	-117.86142526120166	https://www.google.com/maps?q=34.13814467081964,-117.86142526120166	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	4	5	1		3950	0.48735	1925.0325			Rinkbiner Park Skate/Tennis	7197640
Roadways	Pavement, Asphalt	Mill & Overlay	Site--Roadways	Poor	34.13817763565615	-117.86149631047749	https://www.google.com/maps?q=34.13817763565615,-117.86149631047749	Performance/Integrity	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0		3540	3.7905	13418.37			Rinkbiner Park Skate/Tennis	7197660
Roadways	Pavement, Asphalt	Seal & Stripe	Site--Roadways	NA	34.13817763565615	-117.86149631047749	https://www.google.com/maps?q=34.13817763565615,-117.86149631047749	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Cut & Patch	1	5	4		3540	0.48735	1725.219			Rinkbiner Park Skate/Tennis	7197655
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138156	-117.861360	https://www.google.com/maps?q=34.138156,-117.861360	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0.002616			Rinkbiner Park Skate/Tennis	7197659
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138264	-117.861069	https://www.google.com/maps?q=34.138264,-117.861069	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197658
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138219	-117.861312	https://www.google.com/maps?q=34.138219,-117.861312	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197665
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138127	-117.861024	https://www.google.com/maps?q=34.138127,-117.861024	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197671
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138047	-117.861370	https://www.google.com/maps?q=34.138047,-117.861370	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0.00253			Rinkbiner Park Skate/Tennis	7197647
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138303	-117.860952	https://www.google.com/maps?q=34.138303,-117.860952	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00263			Rinkbiner Park Skate/Tennis	7197666
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138216	-117.861367	https://www.google.com/maps?q=34.138216,-117.861367	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0.00262			Rinkbiner Park Skate/Tennis	7197662
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138071	-117.860941	https://www.google.com/maps?q=34.138071,-117.860941	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6			Rinkbiner Park Skate/Tennis	7197653
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138249	-117.861369	https://www.google.com/maps?q=34.138249,-117.861369	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0.00261			Rinkbiner Park Skate/Tennis	7197661
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138124	-117.861148	https://www.google.com/maps?q=34.138124,-117.861148	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00263			Rinkbiner Park Skate/Tennis	7197654
Sidewalk	Concrete, Large Areas	Replace	Site--b/w skate park & tennis court	Excellent	34.137836054815344	-117.86307519793215	https://www.google.com/maps?q=34.137836054815344,-117.86307519793215	Lifecycle/Renewal	Excellent sidewalks	0	50	50		2430	9.747	23685.21			Rinkbiner Park Skate/Tennis	7197645
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - East	Excellent	34.13814467081964	-117.86142526120166	https://www.google.com/maps?q=34.13814467081964,-117.86142526120166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	0	25	25		9662	3.7905	37381.91			Rinkbiner Park Skate/Tennis	7197673
Athletic Surfaces & Courts	Tennis/ Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Court	Excellent	34.13817449697176	-117.86133954703489	https://www.google.com/maps?q=34.13817449697176,-117.86133954703489	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	0	10	10		16470	4.8735	80266.545			Rinkbiner Park Skate/Tennis	7197656
Athletic Surfaces & Courts	Tennis/ Volleyball, 2-Color Surface	Seal & Stripe	Tennis Court	Excellent	34.13817763565604	-117.86104091864857	https://www.google.com/maps?q=34.13817763565604,-117.86104091864857	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	0	10	10		16470	1.6345	26795.515			Rinkbiner Park Skate/Tennis	7197670
Fences & Gates	Fence, Metal Tube 4'	Replace	Tennis Court	Excellent	34.137981416195014	-117.86116564136776	https://www.google.com/maps?q=34.137981416195014,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 4', Replace	0	40	40		1	36.822	36.822			Rinkbiner Park Skate/Tennis	7197667
Fences & Gates	Fence, Chain Link 8'	Replace	Tennis Court	Excellent	34.137981416195014	-117.86116564136776	https://www.google.com/maps?q=34.137981416195014,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	0	40	40		520	27.075	14079			Rinkbiner Park Skate/Tennis	7197652
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - East	Excellent	34.13837700569841	-117.86149343435449	https://www.google.com/maps?q=34.13837700569841,-117.86149343435449	Lifecycle/Renewal		1	5	4		9662	0.48735	4806.2457			Rinkbiner Park Skate/Tennis	7142803
Signage	Property, Monument	Replace/Install	Site	Good	34.13838798121796	-117.86133279312	https://www.google.com/maps?q=34.13838798121796,-117.86133279312	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14		1	3249	3249 0.00254			Rinkbiner Park Skate/Tennis	7197664
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Skate Park	Good	34.13802085670576	-117.86111009664935	https://www.google.com/maps?q=34.13802085670576,-117.86111009664935	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	2	20	18		1	216.6	216.6 0.00261			Rinkbiner Park Skate/Tennis	7197641
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - West	Fair	34.13814467081964	-117.86142526120166	https://www.google.com/maps?q=34.13814467081964,-117.86142526120166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	21	25	4		3950	3.7905	14972.475			Rinkbiner Park Skate/Tennis	7197649
Fences & Gates	Fence, Metal Tube 6'	Replace	Skate Park	Fair	34.137832280488325	-117.86126969808573	https://www.google.com/maps?q=34.137832280488325,-117.86126969808573	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	35	40	5		480	43.32	20793.6			Rinkbiner Park Skate/Tennis	7197642
Sidewalk	Concrete, Small Areas/Sections	Replace	Site - East	Fair	34.13787993037913	-117.86147666385841	https://www.google.com/maps?q=34.13787993037913,-117.86147666385841	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	25	50	25		300	21.66	6498			Rinkbiner Park Skate/Tennis	7197672
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Replace/Install	Skate Park	Fair	34.13797842814132	-117.86119234970283	https://www.google.com/maps?q=34.13797842814132,-117.86119234970283	Lifecycle/Renewal	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15	30	15		15490	48.735	754905.15			Rinkbiner Park Skate/Tennis	7197645
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138334	-117.860923	https://www.google.com/maps?q=34.138334,-117.860923	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	21	50	29		1	81.225	81.225 0.00263			Rinkbiner Park Skate/Tennis	7197651
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138350	-117.861390	https://www.google.com/maps?q=34.138350,-117.861390	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00262			Rinkbiner Park Skate/Tennis	7197674
Sports Apparatus	Baseball, Foul Pole	Replace	Tennis Court	Fair	34.138149	-117.861145	https://www.google.com/maps?q=34.138149,-117.861145	Lifecycle/Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		1	1624.5	1624.5 0.00264			Rinkbiner Park Skate/Tennis	7197648
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138091	-117.861382	https://www.google.com/maps?q=34.138091,-117.861382	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00263			Rinkbiner Park Skate/Tennis	7197669
Picnic Table	Wood/Composite/Fiberglass	Replace	site	Fair	34.138158	-117.860874	https://www.google.com/maps?q=34.138158,-117.860874	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	17	20	3		1	649.8	649.8 0.00263			Rinkbiner Park Skate/Tennis	7197663
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138066	-117.860928	https://www.google.com/maps?q=34.138066,-117.860928	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00264			Rinkbiner Park Skate/Tennis	7197650
Switchboard	120/208 V	Replace	Tennis Court	Fair	34.138059	-117.861379	https://www.google.com/maps?q=34.138059,-117.861379	Lifecycle/Renewal	Switchboard, 120/208 V, 400 AMP, Replace	35	40	5		1	4332.0	4332.0 0.00263			Rinkbiner Park Skate/Tennis	7197657

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7197657	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Skate/Tennis	Tennis Court	Zinsco	Illegible	Illegible	1967	002631	

Appendix I:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis
Attributes:	Replace HID (4x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	1		12	29,952	8,985.60	93

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/HI/MR	H	0	0	0	0	0	0
Incan/HI/MR	Incan	0	0	0	0	0	0
Incan/HI/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	1			29,952	8,986	5
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	2,0 0.00		Scissor Lift 26' - Interior Spaces	185.00
Labor Cost	691.68		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	29,952
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	8,986
udgeted Initial Investment	2,91		Estimated Annual M Cost Savings	5
Estimated Return on Investment	0.32	ears	Estimated Annual Cost Savings	9,061
(Including M Savings)				

Disclaimer PREPARED UREAU ERITAS ( ). FE RUAR 2022 INF RMATI N C NTAINED IN THIS D CUMENT IS PRI ILEGED AND C NFIDENTIAL TRADE SECRET AND IS THE S LE PR PERT F . THIS MATERIAL MUST E C NSIDERED PRI ELEDGED AND C NFIDENTIAL ALL PARTIES PRI .

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Finkbiner Park Skate/Tennis	Interior	1	terior		Tennis ourt	-	0	Timer	HID	MH	MH1000	12	Pole Round oke-Mount	None		4	No	20	3,120	37,440

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Big Dalton Garage/Residences
1803 Big Dalton Canyon Road
Glendora, California 91741

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BV CONTACT:
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Private Residence
Number of Buildings	Three
Main Address	1803 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1934-1936
Date(s) of Visit	December 19, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The property was built in 1934-1936 and is also called “Rock House”. The existing main residence (Residence 1) consists of one bedroom and one bathroom. Additionally, there is a master retreat suite (Residence 2) that features its own private entrance and has a bedroom with an attached bathroom. The facility was previously used as a residence but has remained closed and unoccupied for several years. The city plans to renovate and update interior fixtures to comply with current building codes, intending to transform the space into office facilities for the Parks Department.

Architectural

Based on visual observation of exposed foundation elements, the building seemed to be structurally sound. Exterior walls are finished with stone wall cladding. The other components of the building envelope include wooden doors and wood framed windows. Roofing composition varies for each building. It consists of gabled portions covered with asphalt shingles and clay tiles, while flat, low slopes are covered with modified bitumen. No existing roof leaks were documented at the time of inspection. The wooden and sheet vinyl floor coverings throughout the property have shown signs of wear at various locations, leading to a budgeted replacement for refinishing the floors. Overall, a life-cycle based cost to replace interior and exterior finishes is included in the reserve tables.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The only heating components in the property are propane-fired heaters and an electrical fireplace. There is no cooling provided in the facility. Hot water is supplied through a propane-based water heater that is installed in the basement of the residence. Plumbing fixtures are mostly original and consist of standard flow faucets in both the kitchen and bathrooms. Electrical distribution is adequate and lighting fixtures primarily consist of incandescent lights. No significant issues with any MEPF assets were identified. Hence, each MEPF asset is anticipated for replacement at the end of useful life.

Site

The asphalt driveway and concrete pavements in the patio exhibit areas with cracks that require repair. Landscaping features are moderate, and there is irrigation in place for the landscaping. The exteriors are illuminated by building-mounted LED fixtures and an anticipatory budgeted is allocated for overall site maintenance.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

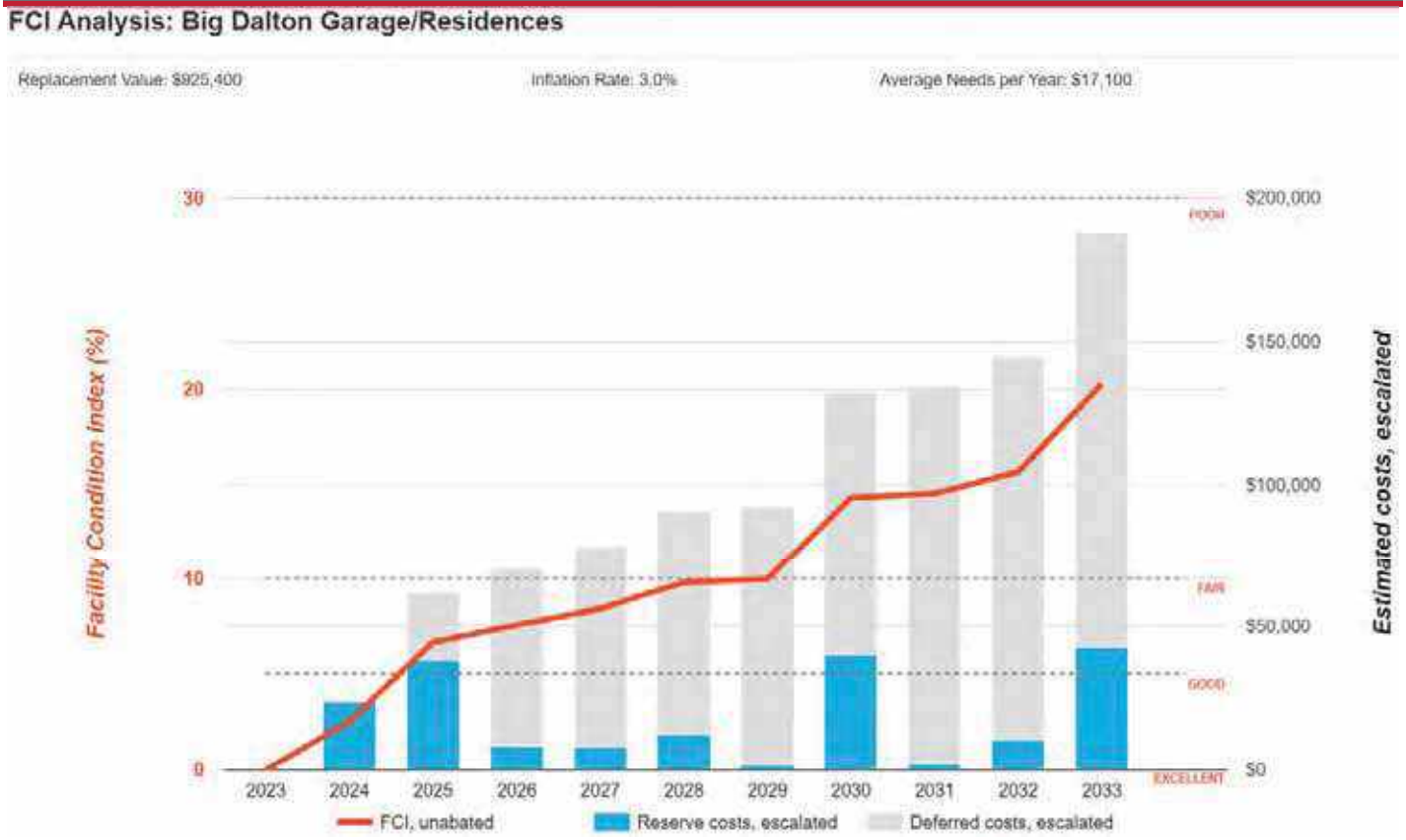
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Big Dalton Garage/Residences / Garage	$350	465	$162,750	0.0%	0.0%	0.0%	1.1%
Big Dalton Garage/Residences / Residence 1	$375	1,236	$463,500	0.0%	5.7%	8.9%	19.5%
Big Dalton Garage/Residences / Residence 2	$375	800	$300,000	0.0%	7.0%	9.0%	13.5%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at this site.

Key Findings

Sidewalk in Poor condition.

Concrete, Large Areas
Site Big Dalton Garage/Residences Courtyard

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,100

**$$**$$

Alligator cracks causing trip hazards need repair - AssetCALC ID: 7179689

Roadways in Poor condition.

Pavement, Asphalt
Site Big Dalton Garage/Residences Site-Roadways

Uniformat Code: G2010
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Longitudinal cracks need to be repaired - AssetCALC ID: 7179717

Flooring in Poor condition.

Vinyl Sheeting
Residence 1 Big Dalton Garage/Residences
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$$**$$

Stained floors - AssetCALC ID: 7179662

Flooring in Poor condition.

Vinyl Sheeting
Residence 2 Big Dalton Garage/Residences
Restroom

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Stained floors - AssetCALC ID: 7179710

Flooring in Poor condition.

Wood, Strip
Residence 1 Big Dalton Garage/Residences
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $19,600

**$$$**$

Cracks and damaged floors identified - replacement is recommended - AssetCALC ID: 7179700

Flooring in Poor condition.

any surface, w/ Epoxy Coating
Residence 2 Big Dalton Garage/Residences
Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $12,500

$$$$

Cracked floor that needs refinishing with epoxy - AssetCALC ID: 7179679

ADA Miscellaneous

Level III Study, Includes Measurements
Site Big Dalton Garage/Residences Building exterior and interior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $11,200

$$$$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7338288

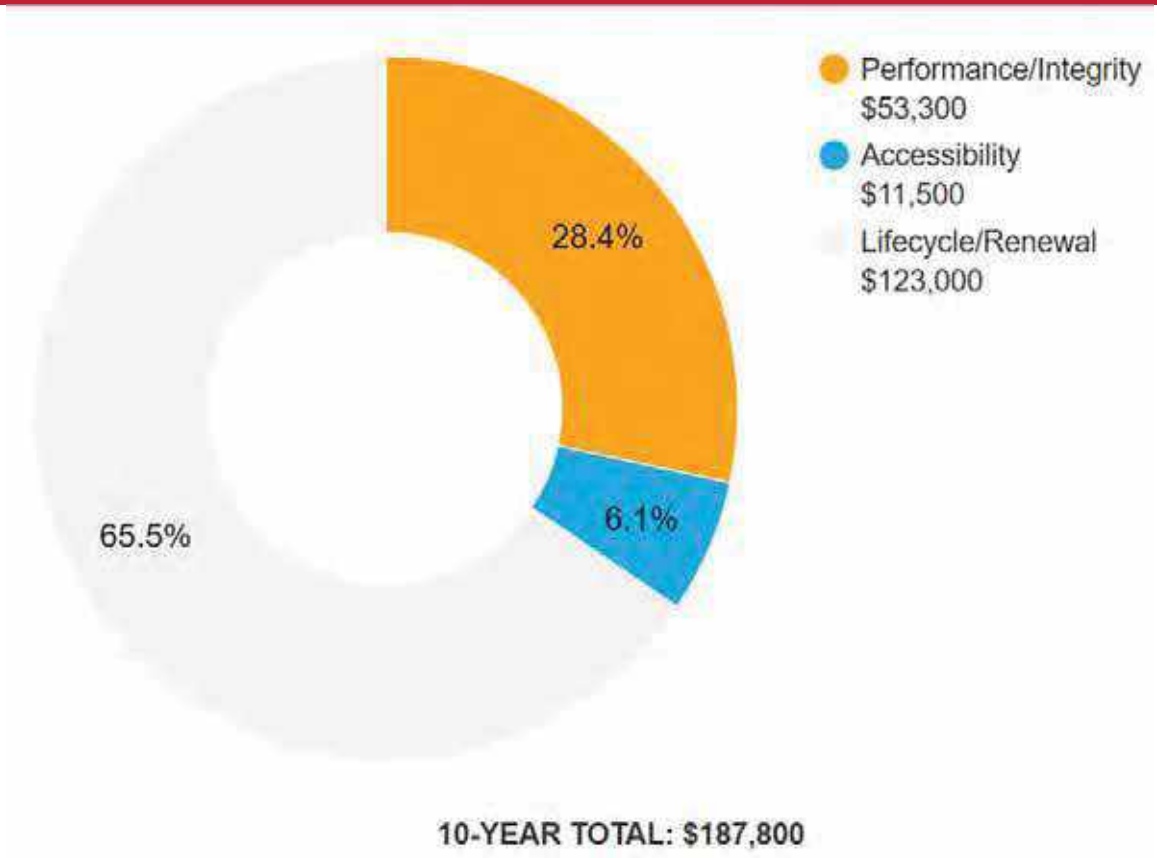
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Garage

Garage: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	465 SF (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Exposed/unfinished	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Garage: Systems Summary

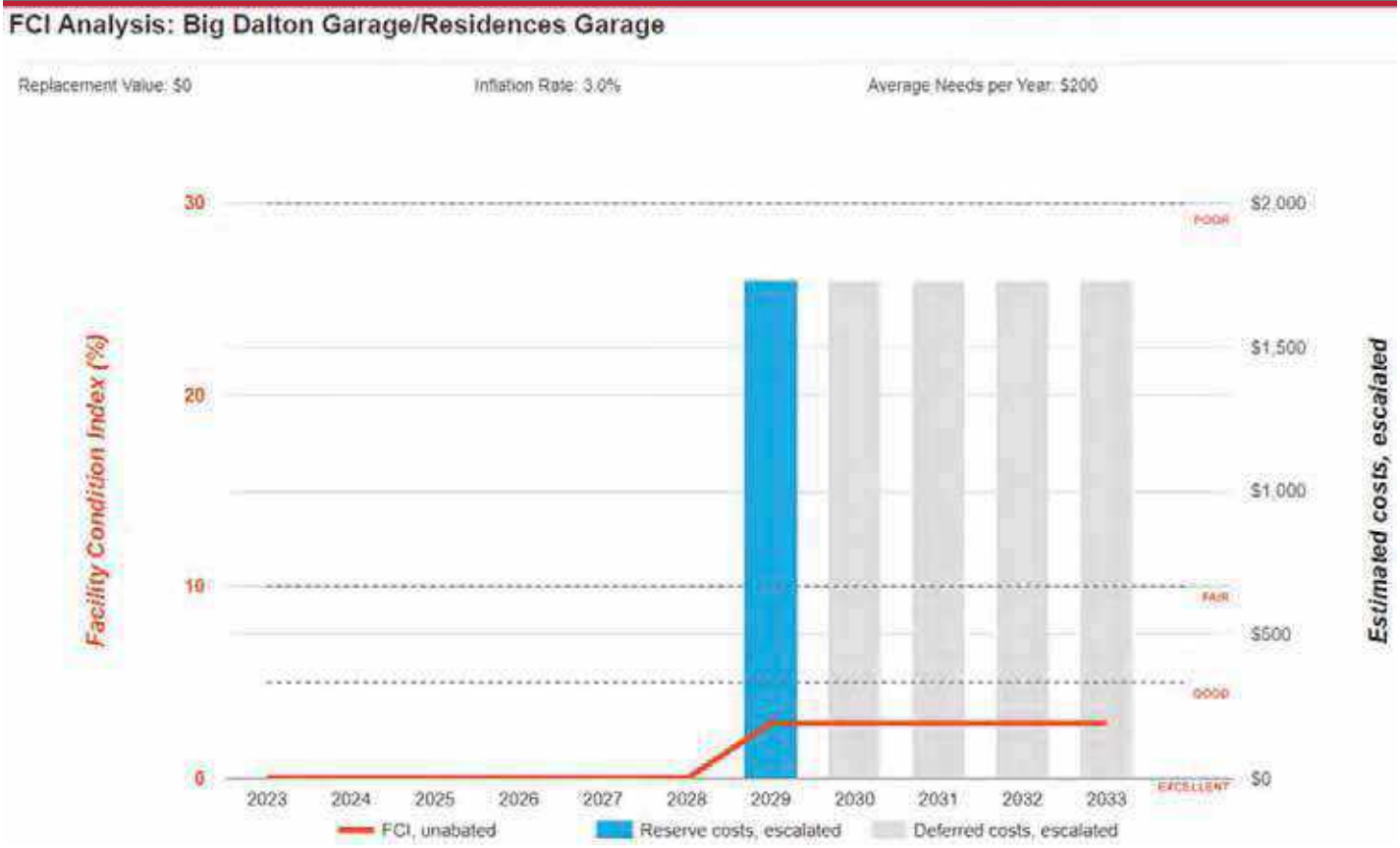
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: LED Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	No key issues observed	

Garage: Systems 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	-	-	-	-	$8,100	$8,100
Roofing	-	-	-	-	$4,800	$4,800
Electrical	-	-	-	$1,700	$3,000	$4,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$1,700**	**$15,900**	**$17,600**

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Residence 1

Residence 1: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	1,236 SF (estimated)	
Number of Stories	Two	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with concrete basement walls and slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, wood panel Floors: Viny Sheeting, wood strip Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Propane-fired water heater with integral tank Toilet and sink in the restroom	Fair
HVAC	Individual propane heater	Fair
Fire Suppression	Fire extinguishers only	Fair

Residence 1: Systems Summary

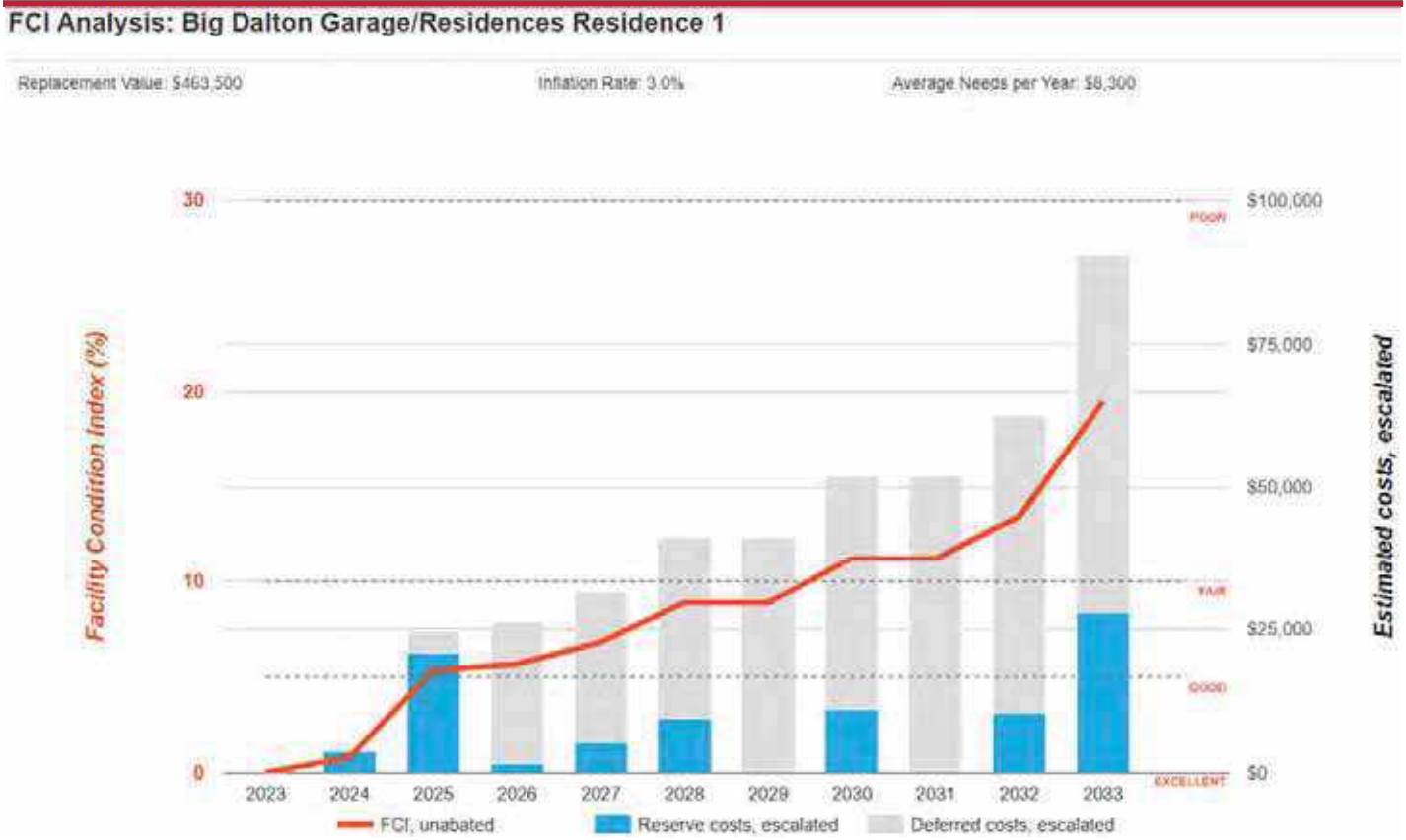
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Stained and cracked floors	

Residence 1: Systems 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
Structure	-	-	-	-	-	-
Facade	-	-	-	$17,600	$7,300	$24,900
Roofing	-	-	-	-	-	-
Interiors	-	$24,700	$13,400	-	$34,400	$72,400
Plumbing	-	-	$3,100	$7,500	$23,400	$33,900
HVAC	-	-	-	$2,100	$12,700	$14,900
Electrical	-	-	-	$15,300	-	$15,300
Equipment & Furnishings	-	-	-	$6,700	-	$6,700
Site Utilities	-	-	-	-	$2,800	$2,800
TOTALS (3% inflation)	**-**	**$24,700**	**$16,400**	**$49,200**	**$80,600**	**$170,900**

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Residence 2

Residence 2: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	800 SF (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Viny Sheeting, wood strip Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Domestic hot water supplied from water heater in Residence 1 Toilet and sink in the restroom	Fair
HVAC	Individual propane heater	Fair
Fire Suppression	Fire extinguishers only	Fair

Residence 2: Systems Summary

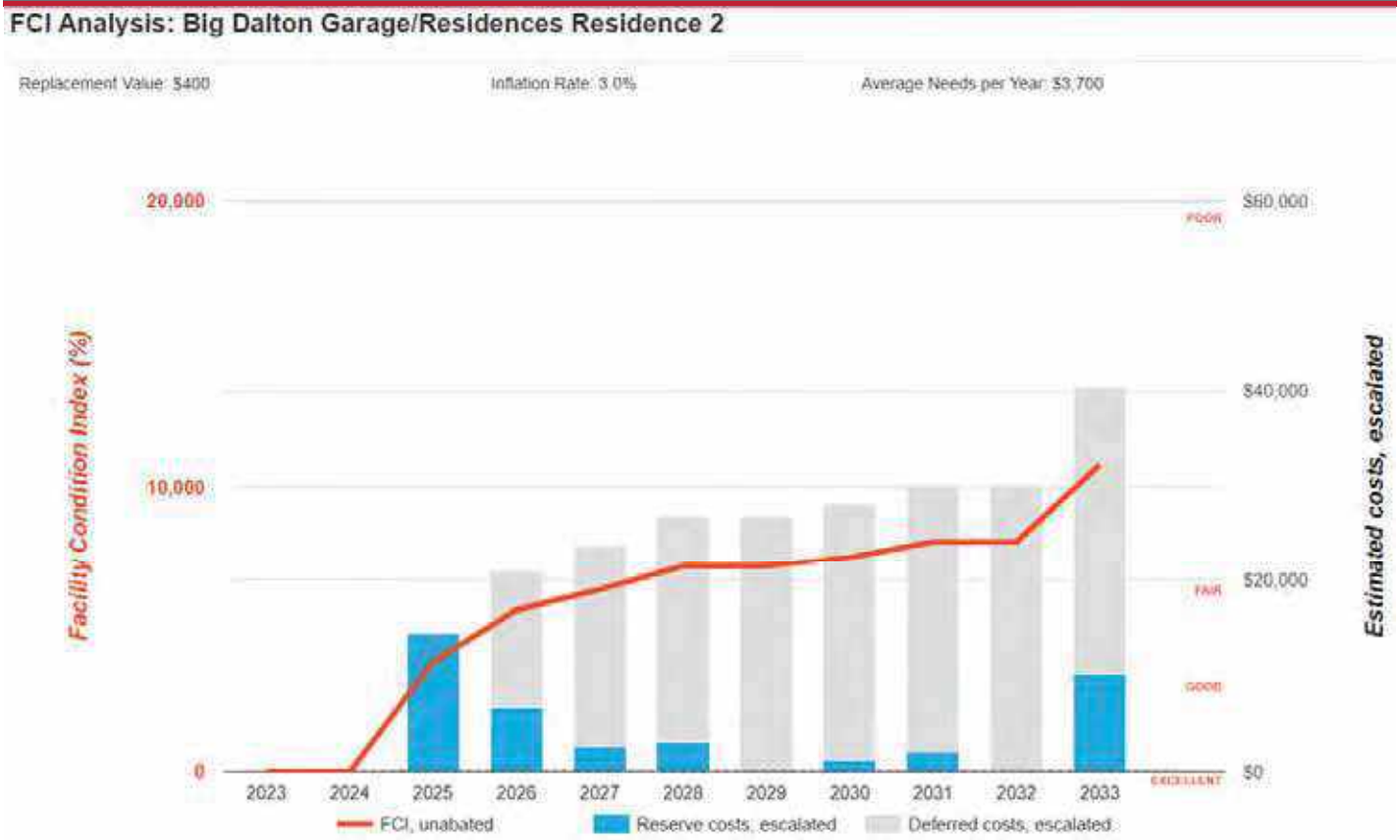
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Stained and cracked floors	

Residence 2: Systems 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	-	-	-	$1,300	$8,300	$9,600
Roofing	-	-	-	$10,200	-	$10,200
Interiors	-	$14,400	$5,400	-	$30,400	$50,100
Plumbing	-	-	$7,200	-	$23,000	$30,100
HVAC	-	-	-	$2,100	-	$2,100
Electrical	-	-	-	-	$8,800	$8,800
TOTALS (3% inflation)	**-**	**$14,400**	**$12,500**	**$13,500**	**$70,500**	**$110,900**

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



5. Site Summary

Site Information

Lot Size	0.84 acres (estimated)	
Parking Spaces	Two total spaces in private garage	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt driveway with areas of concrete pavement and stairs	Poor
Site Development	Property entrance signage	Good
Landscaping and Topography	Moderate landscaping features Irrigation present Severe site slopes along north-east boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Fair
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, cracked pavement in patio	

Site: Systems 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
HVAC	-	-	-	-	$15,300	$15,300
Site Development	-	-	-	$4,800	$7,200	$12,000
Site Pavement	-	$11,100	-	$27,900	$7,900	$46,900
Accessibility	-	$11,500	-	-	-	$11,500
TOTALS (3% inflation)	**-**	**$22,600**	**-**	**$32,700**	**$30,400**	**$85,700**

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1934-1936. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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.

8. 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.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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 *effecti e 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.

10. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Garage/Residences with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:

No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Propane	Water & Sewer
Average Rate	Average Rate	Blended Rate
$0.30 /kWh	$3.5/Gal	$ 8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Propane

Local fuel provider supplies propane to the facility. The name of the provider was not disclosed during the assessment. The deliveries are made on an as-needed basis. The above-ground storage tanks are located at the west of the property and have a total rated capacity of approximately one thousand gallons.

The primary use of propane for space heating & domestic water heating only.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, end-use energy distribution can be evaluated at this time.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Garage/Residences. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 750 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$1,085 *n Current ollars*
Net Effective ECM Payback	0.69 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Garage/Residences

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Propane	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Gallons)	(kWh)	(kW)	(kGal)	(Mmbtu)	(MtCO2/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Upgrade Interior Lighting to LED	Location: Building Interior - Big Dalton Garage/Residences	$184	$246	$430	$0	$430	0	3,026	0	0	10	0.68	$903	$171	$1,074	0.40	25.80	$12,368	15.00
	Attribute	Replace CFL (3x) Incandescent (3x)																			
2	Title	Install Low Flow Faucet Aerators	Location: Bathrooms and Kitchen	$196	$96	$222	$0	$222	-22	0	0	5	3	0.13	$78	$0	$132	1.68	5.37	$904	10.00
	Attribute	Replace 1x 2GPM rated kitchen faucets with 1GPM WaterSense certified faucets. Replace 2x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
		Totals for NoLow Cost Items		$318	$342	$652	$0	$652	22	3,026	0	0	5	0.81	$903	$171	$1,206	0.54			
		Total Pre Capital Cost		$0	$0	$0	$0	$0	0	0	0	0	0	0.00	$0	$0	$0	0.00			
		Interactive Savings Discount @ 10%							-2	-303	0	0	0	-0.08	-$98	-$17	-$121				
		Total Contingency Expenses @ 11%				$98		$98													
Total for Improvements						$750	$0	$750	20	2,723	0	0	4	0.73	$882	$154	$1,085	0.69			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating

1. Temperature settings to be reduced in unoccupied areas.

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator doors close and seal correctly

14. Certification

Big Dalton Garage/Residences (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 1803 Big Dalton Canyon Road, Glendora, California 91741 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 an 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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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - RESIDENCE 1 - FRONT ELEVATION

2 - RESIDENCE 1 -LEFT ELEVATION

3 - RESIDENCE 1 - REAR ELEVATION

4 - RESIDENCE 1 - RIGHT ELEVATION

5 - RESIDENCE 2 (OR) MASTER RETREAT OVERVIEW

6 - GARAGE - FRONT ELEVATION

Photographic Overview

7 - GARAGE - RIGHT ELEVATION

8 - GARAGE - LEFT ELEVATION

9 - GARAGE - REAR ELEVATION

10 – RESIDENCE KITCHEN OVERVIEW

11 - RESIDENCE BASEMENT OVERVIEW

12 - GARAGE INTERIOR OVERVIEW

Photographic Overview

13 - PROPANE FURNACE

14 - ELECTRIC FIREPLACE

15 - WATER HEATER FOR BOTH RESIDENCES

16 - TOILET AND BATHTUB

17 - ELECTRICAL DISTRIBUTION PANEL

18 - FIRE EXTINGUISHER

Photographic Overview

19 - PROPANE TANK

20 - ASPHALT PAVED DRIVEWAY

21 - IRRIGATION CONTROL VALVE

22 - RETAINING WALL

23 - BUILDING MOUNTED LED LIGHT

24 – MONUMENT SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-017.379	Big Dalton Garage/Residences
Source	**On-Site Date**
Google	December 19, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Garage/Residences

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	Unknown
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	Unknown	
		Roof	Unknown	
		Interiors	Unknown	
		HVAC	Unknown	
		Electrical	Unknown	
		Site Pavement	Unknown	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Garage/Residences

BV Project Number: 158691.23R000-017.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		Access is either by stairwells or a by a highly sloped and significantly cracked pathway which can cause serious trip hazards. Hence Complete reconfiguration is recommended.
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?				

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?		X		

Abbreviated Accessibility Checklist

Public Restrooms

SINK, FAUCET HANDLES AND ACCESSORIES

TOILET STALL OVERVIEW

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?		X		
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Garage/Residences / Residence 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	1,100 SF	30	7179711
Facade						
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	11	10	7179659
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	4	19	7179695
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,815 SF	30	7179688
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	7179704
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Refinish	1,100 SF	5	7179669
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	674 SF	3	7179674
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	80 SF	11	7179687
C2030	Throughout building	Poor	Flooring, Vinyl Sheeting	356 SF	1	7179662
C2030	Throughout building	Poor	Flooring, Wood, Strip	880 SF	2	7179700
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,236 SF	4	7179660
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	5	7338767
D2010	Restroom	Fair	Tub, Enameled Steel	1	10	7179668
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	1,236 SF	13	7179716
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7179702
D2010	Restroom	Fair	Toilet, Residential Water Closet	1	4	7179712
D2010	Basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL [No tag found]	1	9	7179667
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Laundry	1	12	7179663
HVAC						
D3020	Throughout building	Fair	Fireplace, 4 kW	1	15	7179666
D3020	Living area	Fair	Wall Heater, Propane, Residential [No tag found]	1	9	7179673
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, 400 AMP	1	7	7179677
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,236 SF	21	7181441
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,236 SF	10	7179675
Equipment & Furnishings						
E2010	Residence 1	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	9	7179706
E2010	Residence 1	Fair	Casework, Countertop, Plastic Laminate	10 LF	7	7179672
Sitework						
G4050	Residence 1	Good	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	3	15	7179686

Component Condition Report | Big Dalton Garage/Residences / Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stone	260 SF	38	7179718
B2020	Building Exterior	Good	Window, Wood, up to 15 SF	2	22	7179683
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	1	20	7179692
B2050	Building Exterior	Fair	Overhead/Dock Door, Wood, 12'x12' (144 SF)	1	11	7179685
Roofing						
B3010	Garage	Good	Roofing, Asphalt Shingle, 20-Year Standard	550 SF	15	7179680
Electrical						
D5030	Garage	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	465 SF	19	7179661
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	465 SF	6	7179714

Component Condition Report | Big Dalton Garage/Residences / Residence 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	4	19	7179676
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	7	7179670
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	300 SF	10	7179709
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	550 SF	10	7179705
Interiors						
C1030	Residence 2	Fair	Interior Door, Wood, Solid-Core	2	19	7179694
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,100 SF	3	7179697
C2030	Throughout building	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	700 SF	2	7179679
C2030	Restroom	Poor	Flooring, Vinyl Sheeting	100 SF	2	7179710
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	4	7179691
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	5	7338766
D2010	Restroom	Fair	Tub, Enameled Steel	1	3	7179658
D2010	Restroom	Fair	Toilet, Residential Water Closet	1	5	7338765
D2010	Basement	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) [No tag found*]	800 SF	19	7179708
HVAC						
D3020	Bedroom	Fair	Wall Heater, Propane, Residential [No data plate found]	1	8	7179693
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	800 SF	20	7179678
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	800 SF	11	7179715

Component Condition Report | Big Dalton Garage/Residences / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Interior	1	15	7179707
Pedestrian Plazas & Walkways						
G2010	Site- Roadways	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	3,857 SF	2	7179717
G2010	Site- Roadways	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	3,857 SF	7	7179671
G2030	Courtyard	Poor	Sidewalk, Concrete, Large Areas	606 SF	1	7179689
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	7179665
G2060	Site	Good	Retaining Wall, Brick/Stone	190 SF	30	7179681
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,400 SF	10	7179719
Accessibility						
Y1090	Building exterior and interior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7338288

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Garage/Residences	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Big Dalton Garage/Residences / Garage	$0	$0	$0	$0	$0	$0	$1,735	$0	$0	$0	$0	$6,178	$0	$0	$0	$4,844	$0	$0	$0	$3,033	$1,881	**$17,670**
Big Dalton Garage/Residences / Residence 1	$0	$3,819	$20,834	$1,644	$5,311	$9,486	$0	$10,978	$0	$10,482	$27,782	$2,965	$4,454	$21,111	$5,563	$25,727	$5,949	$0	$0	$7,304	$7,523	**$170,933**
Big Dalton Garage/Residences / Residence 2	$0	$0	$14,363	$6,746	$2,679	$3,104	$0	$1,281	$2,073	$0	$10,177	$3,460	$17,817	$3,605	$3,600	$0	$0	$1,721	$0	$34,956	$5,374	**$110,957**
Big Dalton Garage/Residences / Site	$0	$19,850	$2,739	$0	$0	$0	$0	$27,876	$0	$0	$4,798	$0	$3,681	$0	$0	$15,297	$7,162	$4,268	$0	$0	$0	**$85,672**
Grand Total	**$0**	**$23,668**	**$37,935**	**$8,390**	**$7,990**	**$12,590**	**$1,735**	**$40,134**	**$2,073**	**$10,482**	**$42,757**	**$12,603**	**$25,953**	**$24,716**	**$9,163**	**$45,869**	**$13,111**	**$5,989**	**$0**	**$45,293**	**$14,778**	**$385,232**

Big Dalton Garage/Residences

Big Dalton Garage/Residences / Garage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7179692	Exterior Door, Wood, Solid-Core, Replace	25	5	20	1	EA	$700.00	$1,041.39	$1,041																					$1,041	**$1,041**
B2050	Building Exterior	7179685	Overhead/Dock Door, Wood, 12'x12' (144 SF), Replace	30	19	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463										**$4,463**
B3010	Garage	7179680	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	550	SF	$3.80	$5.65	$3,109																$3,109						**$3,109**
D5030	Garage	7179661	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	465	SF	$2.50	$3.72	$1,729																				$1,729		**$1,729**
D5040	Throughout building	7179714	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	465	SF	$2.10	$3.12	$1,453							$1,453															**$1,453**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,453**	**$0**	**$0**	**$0**	**$0**	**$4,463**	**$0**	**$0**	**$0**	**$3,109**	**$0**	**$0**	**$0**	**$1,729**	**$1,041**	**$11,796**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,735**	**$0**	**$0**	**$0**	**$0**	**$6,178**	**$0**	**$0**	**$0**	**$4,844**	**$0**	**$0**	**$0**	**$3,033**	**$1,881**	**$17,670**

Big Dalton Garage/Residences / Residence 1

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7179659	Window, Wood, up to 15 SF, Replace	30	20	10	11	EA	$800.00	$1,190.16	$13,092											$13,092											**$13,092**
B2050	Building Exterior	7179695	Exterior Door, Wood, Solid-Core, Replace	25	6	19	4	EA	$700.00	$1,041.39	$4,166																				$4,166			**$4,166**
C1030	Throughout building	7179704	Interior Door, Wood, Solid-Core, Replace	40	20	20	4	EA	$700.00	$1,041.39	$4,166																					$4,166		**$4,166**
C2010	Restroom	7179687	Wall Finishes, Ceramic Tile, Replace	40	29	11	80	SF	$18.00	$26.78	$2,142												$2,142											**$2,142**
C2010	Throughout building	7179669	Wall Finishes, Wood Paneling, Refinish	10	5	5	1100	SF	$4.00	$5.95	$6,546						$6,546										$6,546							**$13,092**
C2010	Throughout building	7179674	Wall Finishes, any surface, Prep & Paint	10	7	3	674	SF	$1.50	$2.23	$1,504				$1,504										$1,504									**$3,008**
C2030	Throughout building	7179700	Flooring, Wood, Strip, Replace	30	28	2	880	SF	$15.00	$22.32	$19,638			$19,638																				**$19,638**
C2030	Throughout building	7179662	Flooring, Vinyl Sheeting, Replace	15	14	1	356	SF	$7.00	$10.41	$3,707		$3,707															$3,707						**$7,415**
C2050	Throughout building	7179660	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1236	SF	$2.00	$2.98	$3,678					$3,678										$3,678								**$7,355**
D2010	Basement	7179667	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	6	9	1	EA	$1,300.00	$1,934.01	$1,934											$1,934											**$1,934**
D2010	Throughout building	7179716	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	27	13	1236	SF	$7.00	$10.41	$12,872														$12,872								**$12,872**
D2010	Restroom	7179712	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	$700.00	$1,041.39	$1,041					$1,041																	**$1,041**
D2010	Restroom	7338767	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																	**$1,636**
D2010	Restroom	7179668	Tub, Enameled Steel, Replace	20	10	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
D2010	Kitchen	7179702	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,785.24	$1,785													$1,785										**$1,785**
D2010	Throughout building	7179663	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	1	EA	$900.00	$1,338.93	$1,339													$1,339										**$1,339**
D3020	Living area	7179673	Wall Heater, Propane, Residential, Replace	20	11	9	1	EA	$1,100.00	$1,636.47	$1,636											$1,636											**$1,636**
D3020	Throughout building	7179666	Fireplace, 4 kW, Replace	30	15	15	1	EA	$5,500.00	$8,182.35	$8,182																$8,182						**$8,182**
D5020	Throughout building	7179677	Distribution Panel, 120/240 V, 400 AMP, Replace	30	23	7	1	EA	$5,500.00	$8,182.35	$8,182								$8,182														**$8,182**
D5040	Throughout building	7179675	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1236	SF	$2.10	$3.12	$3,861											$3,861											**$3,861**
E2010	Residence 1	7179672	Casework, Countertop, Plastic Laminate, Replace	15	8	7	10	LF	$50.00	$74.39	$744								$744														**$744**
E2010	Residence 1	7179706	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	10	LF	$300.00	$446.31	$4,463											$4,463											**$4,463**
G4050	Residence 1	7179686	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	5	15	3	EA	$400.00	$595.08	$1,785																$1,785						**$1,785**
Totals, Unescalated												**$0**	**$3,707**	**$19,638**	**$1,504**	**$4,719**	**$8,182**	**$0**	**$8,926**	**$0**	**$8,034**	**$20,672**	**$2,142**	**$3,124**	**$14,376**	**$3,678**	**$16,513**	**$3,707**	**$0**	**$0**	**$4,166**	**$4,166**	**$127,254**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$3,819**	**$20,834**	**$1,644**	**$5,311**	**$9,486**	**$0**	**$10,978**	**$0**	**$10,482**	**$27,782**	**$2,965**	**$4,454**	**$21,111**	**$5,563**	**$25,727**	**$5,949**	**$0**	**$0**	**$7,304**	**$7,523**	**$170,933**

Big Dalton Garage/Residences / Residence 2

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7179676	Window, Wood, up to 15 SF, Replace	30	11	19	4	EA	$800.00	$1,190.16	$4,761																				$4,761		**$4,761**
B2050	Building Exterior	7179670	Exterior Door, Wood, Solid-Core, Replace	25	18	7	1	EA	$700.00	$1,041.39	$1,041								$1,041														**$1,041**
B3010	Roof	7179705	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	550	SF	$3.80	$5.65	$3,109											$3,109											**$3,109**

Replacement Reserves Report

2/13/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	Roof	7179709	Roofing, Modified Bitumen, Replace	20	10	10	300	SF	$10.00	$14.88	$4,463											$4,463											**$4,463**
C1030	Residence 2	7179694	Interior Door, Wood, Solid-Core, Replace	40	21	19	2	EA	$700.00	$1,041.39	$2,083																				$2,083		**$2,083**
C2010	Throughout building	7179697	Wall Finishes, any surface, Prep & Paint	10	7	3	1100	SF	$1.50	$2.23	$2,455				$2,455										$2,455								**$4,909**
C2030	Throughout building	7179679	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	700	SF	$12.00	$17.85	$12,497			$12,497										$12,497									**$24,993**
C2030	Restroom	7179710	Flooring, Vinyl Sheeting, Replace	15	13	2	100	SF	$7.00	$10.41	$1,041			$1,041															$1,041				**$2,083**
C2050	Throughout building	7179691	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	800	SF	$2.00	$2.98	$2,380					$2,380										$2,380								**$4,761**
D2010	Basement	7179708	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	800	SF	$11.00	$16.36	$13,092																				$13,092		**$13,092**
D2010	Restroom	7179658	Tub, Enameled Steel, Replace	20	17	3	1	EA	$2,500.00	$3,719.25	$3,719				$3,719																		**$3,719**
D2010	Restroom	7338765	Toilet, Residential Water Closet, Replace	30	25	5	1	EA	$700.00	$1,041.39	$1,041						$1,041																**$1,041**
D2010	Restroom	7338766	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D3020	Bedroom	7179693	Wall Heater, Propane, Residential, Replace	20	12	8	1	EA	$1,100.00	$1,636.47	$1,636									$1,636													**$1,636**
D5030	Throughout building	7179678	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	800	SF	$2.50	$3.72	$2,975																					$2,975	**$2,975**
D5040	Throughout building	7179715	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	800	SF	$2.10	$3.12	$2,499												$2,499										**$2,499**
Totals, Unescalated												**$0**	**$0**	**$13,538**	**$6,174**	**$2,380**	**$2,678**	**$0**	**$1,041**	**$1,636**	**$0**	**$7,572**	**$2,499**	**$12,497**	**$2,455**	**$2,380**	**$0**	**$0**	**$1,041**	**$0**	**$19,935**	**$2,975**	**$78,803**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$14,363**	**$6,746**	**$2,679**	**$3,104**	**$0**	**$1,281**	**$2,073**	**$0**	**$10,177**	**$3,460**	**$17,817**	**$3,605**	**$3,600**	**$0**	**$0**	**$1,721**	**$0**	**$34,956**	**$5,374**	**$110,957**

Big Dalton Garage/Residences / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3010	Site	7179707	Storage Tank, Fuel, Interior, Replace	25	10	15	1	EA	$6,600.00	$9,818.82	$9,819																$9,819						**$9,819**
G2010	Site- Roadways	7179717	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	3857	SF	$0.45	$0.67	$2,582			$2,582					$2,582					$2,582					$2,582				**$10,329**
G2010	Site- Roadways	7179671	Roadways, Pavement, Asphalt, Mill & Overlay	25	18	7	3857	SF	$3.50	$5.21	$20,083								$20,083														**$20,083**
G2030	Courtyard	7179689	Sidewalk, Concrete, Large Areas, Replace	50	49	1	606	SF	$9.00	$13.39	$8,114		$8,114																				**$8,114**
G2060	Site	7179665	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,463.10	$4,463																	$4,463					**$4,463**
G2080	Site	7179719	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2400	SF	$1.00	$1.49	$3,570											$3,570											**$3,570**
Y1090	Building exterior and interior	7338288	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$11,157.75	$11,158		$11,158																				**$11,158**
Totals, Unescalated												**$0**	**$19,272**	**$2,582**	**$0**	**$0**	**$0**	**$0**	**$22,665**	**$0**	**$0**	**$3,570**	**$0**	**$2,582**	**$0**	**$0**	**$9,819**	**$4,463**	**$2,582**	**$0**	**$0**	**$0**	**$67,536**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$19,850**	**$2,739**	**$0**	**$0**	**$0**	**$0**	**$27,876**	**$0**	**$0**	**$4,798**	**$0**	**$3,681**	**$0**	**$0**	**$15,297**	**$7,162**	**$4,268**	**$0**	**$0**	**$0**	**$85,672**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179667	D2010	**Water Heater** [No tag found]	Gas, Residential, 30 to 50 GAL	50 GAL	Big Dalton Garage/Residences / Residence 1	Basement	Rheem	XP50T 12HE36U0	M181712767	2017	002592	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179707	D3010	**Storage Tank**	Fuel, Interior	501 - 1000 GAL	Big Dalton Garage/Residences / Site	Site	Inaccessible	Inaccessible	Inaccessible			
2	7179666	D3020	**Fireplace**	4 kW	4 KW	Big Dalton Garage/Residences / Residence 1	Throughout building						
3	7179693	D3020	**Wall Heater** [No data plate found]	Propane, Residential	45 MBH	Big Dalton Garage/Residences / Residence 2	Bedroom	No dataplate	No dataplate	No dataplate			
4	7179673	D3020	**Wall Heater** [No tag found]	Propane, Residential	45 MBH	Big Dalton Garage/Residences / Residence 1	Living area	Inaccessible	Inaccessible	Inaccessible		002591	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179677	D5020	**Distribution Panel**	120/240 V, 400 AMP		Big Dalton Garage/Residences / Residence 1	Throughout building					002568	

Appendix H:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Interior Lighting to LED
EAL10	Location: Building Interior - Big Dalton Garage/Residences
Attributes:	Replace CFL (3x) Incan/H/MR (5x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	9	8	21	3,026	90 . 3	1 0.88

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	3	3	3	2 8	83	16
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	5	5	5	2, 8	82	155
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	3		

Initial Investment			Equipment Rentals	
Material Cost	2 6. 6		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	183. 3		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	3,026
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	908
udgeted Initial Investment	30		Estimated Annual M Cost Savings	1 1
Estimated Return on Investment	0. 0	ears	Estimated Annual Cost Savings	1,0 9
(Including M Savings)				

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	ig Dalton Garage/Residence	Interior	1	Living Area	Living area	Residence - 1	-	1	Light Switch	Incan/H/MR	Incan	I40-A19	1	Sconce Vertical	Clear Acrylic		1	No	≥ 9	8,736	349
2	ig Dalton Garage/Residences																				1,398
3	ig Dalton Garage/Residence	Interior	3	Room 2	Room 2	Residence 1	-	1	Light Switch	Incan/H/MR	Incan	I40-A19	4	Ceiling Fan Light Combo	Clear Acrylic		1	No	≥ 9	8,736	1,398
4	ig Dalton Garage/Residence	Interior	4	Kitchen	Kitchen	Kitchen	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Flush Circular Ceiling Mount 10"	Clear Acrylic		1	No	≥ 9	1,560	28
5	ig Dalton Garage/Residence	Interior	5	Circulation-Hallway	Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Flush Circular Ceiling Mount 10"	Prism		1	No	≥ 9	8,736	157
6	ig Dalton Garage/Residence	Interior	6	Retreat Bedroom	Residence 2	Residence 2	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Flush Circular Ceiling Mount 10"	Prism		1	No	≥ 9	8,736	314
7	ig Dalton Garage/Residence	Interior	7	Restroom - Private	Bathroom	Residence 1	-	1	Light Switch	Incan/H/MR	Incan	I15-A19	4	Vanity Direct	None		1	No	≥ 9	1,040	62
8	ig Dalton Garage/Residence	Interior	8	Restroom - Private	Bathroom	Residence 2	-	1	Light Switch	Incan/H/MR	Incan	I15-A19	4	Vanity Direct	None		1	No	≥ 9	1,040	62

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Mr. Michael Sledd

Finkbiner Park Liberty House/Restrooms
181 North Cullen Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-018.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 3, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park Community Building and Restrooms
Number of Buildings	2
Main Address	181 North Cullen Avenue, Glendora, California 91741
Site Developed	2016
Current Occupants	Finkbiner Park Liberty House:50/Day (estimated) Finkbiner Park Restrooms: 200/Day (estimated)
Date(s) of Visit	January 3, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Liberty House and the adjacent restroom building are situated at the southeast corner of Finkbiner Park and were built in 2017. Liberty House serves as the hub for the Community Services Department, hosting educational and recreational activities for the youngest members of the community. The restroom building is accessible for all City events held at Finkbiner Park.

Architectural

No notable issues were identified regarding the façade and structural components within the building. The exterior wall features a harmonious combination of stucco and stone siding, with all architectural elements installed in 2017. The overall condition of the interior finishes is considered fair to good, and the interior construction is evidently well-maintained. Recommendations are limited to routine lifecycle replacements, with no significant costs anticipated in the immediate future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF components, installed in 2017, remain in their original state. The HVAC system within the Liberty House building consists of three Packaged Terminal Air Conditioner (PTAC) units. Hot water is supplied by an electric tankless water heater, and electricity is distributed through panels located in the utility room of each building. The fire suppression system is composed of a wet pipe system. In summary, all MEPF assets are currently assessed to be in fair condition, with no immediate need for replacements.

Site

The overall site maintenance is commendable, with landscaping and site improvements generally in fair and good condition.Aan asphalt drive adjacent to the right elevation of Liberty House and its concrete sidewalk apron have multiple cracks, and both the asphalt and concrete should be replaced.

Recommended Additional Studies

No additional studies are currently recommended.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Liberty House/Restrooms / Liberty House (2017)	$650	1,012	$657,800	0.0%	0.0%	1.8%	12.6%
Finkbiner Park Liberty House/Restrooms / Restrooms	$375	396	$148,500	0.0%	0.0%	2.7%	4.0%

Immediate Needs

No immediate needs were identified.

Key Findings

Sidewalks in Poor condition.

Concrete, Small Areas/Sections
Site Finkbiner Park Liberty House/Restrooms
Access drive apron-Next to the front elevation of liberty house

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $14,900

**$$$**$

The concrete drive aisle apron in the sidewalk adjacent to the front elevation of Liberty House has multiple cracks. Replacement of the affected concrete is recommended. - AssetCALC ID: 7206159

Access drive in Poor condition.

Pavement, Asphalt
Site Finkbiner Park Liberty House/Restrooms
Next to Front Elevation of Liberty House Park Area

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,200

**$$**$$

Asphalt has multiple cracks - AssetCALC ID: 7204852

Access drive in Poor condition.

Pavement, Asphalt
Site Finkbiner Park Liberty House/Restrooms
Liberty House Park Area

Uniformat Code: G2020
Recommendation: **Seal coat in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$$**$$

Asphalt is deteriorated and does not show evidence of recent seal coat - AssetCALC ID: 7204853

2. Liberty House

Liberty House: Systems Summary

Address	181 North Cullen Avenue, Glendora, California 91741	
Constructed	2017	
Building Size	1,012 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls with assumed wood roof deck and framing, on concrete slab.	Good
Façade	Primary Wall Finish: Stucco and manufactured stone Windows: Vinyl	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted and Ceramic tile Floors: LVT Ceilings: Painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Toilets (1.28 gpf), sinks with metered faucets, urinal in men’s restroom.	Fair
HVAC	PTAC units Supplemental components: ductless	Fair

Liberty House: Systems Summary

Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Liberty House: Systems 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	-	-	$3,100	-	$4,200	$7,300
Roofing	-	-	-	-	-	-
Interiors	-	-	$9,100	$14,300	$21,800	$45,200
Plumbing	-	-	-	$1,100	$43,900	$45,000
HVAC	-	-	-	$19,200	-	$19,200
Fire Protection	-	-	-	$2,200	-	$2,200
Electrical	-	-	-	$5,900	$4,600	$10,500
Equipment & Furnishings	-	-	-	$20,700	-	$20,700
Site Development	-	-	-	$3,600	-	$3,600
Site Utilities	-	-	-	$4,000	-	$4,000
TOTALS (3% inflation)	**-**	**-**	**$12,200**	**$71,000**	**$74,600**	**$157,800**

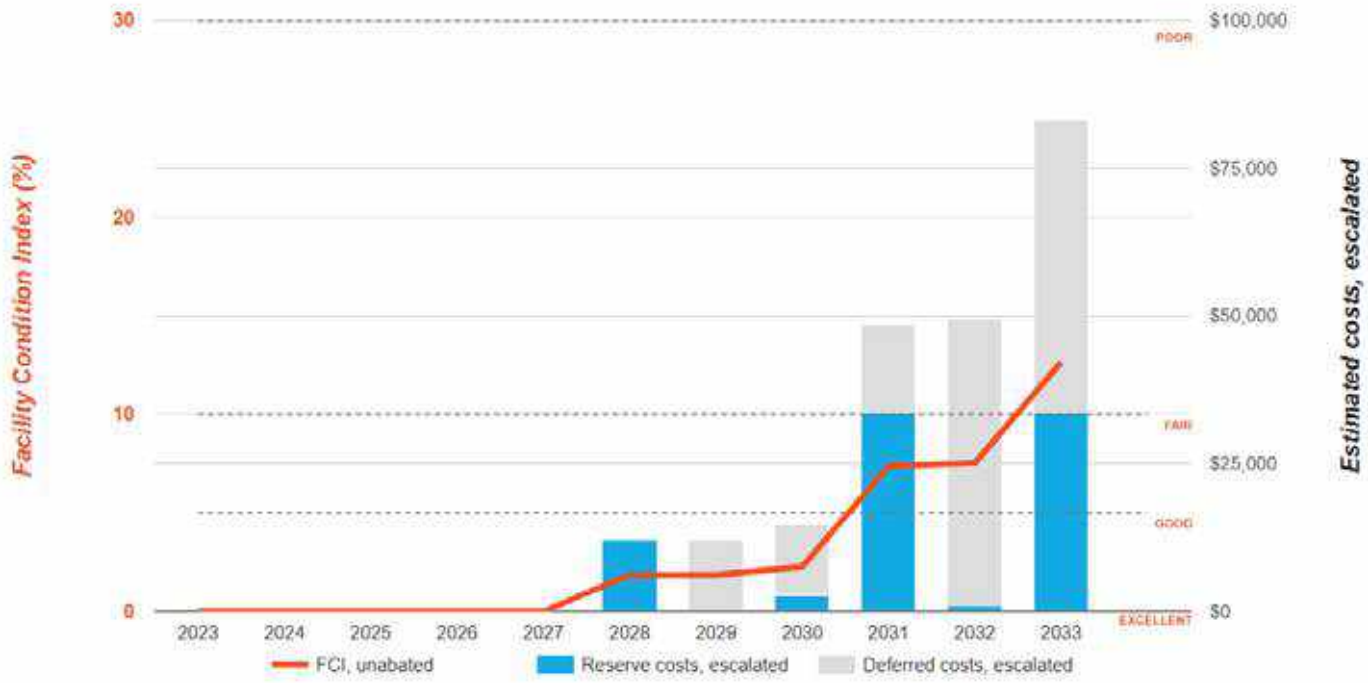
*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Liberty House/Restrooms Liberty House

Replacement Value: $657,800 Inflation Rate: 3.0% Average Needs per Year: $7,600



3. Restroom Building

Restroom Building: Systems Summary

Address	181 North Cullen Avenue, Glendora, California 91741	
Constructed	2017	
Building Size	396 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls on concrete slab with wood roof	Good
Façade	Stucco and manufactured stone	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted Floors: Unfinished Ceilings: Painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Vandal-proof toilets and sinks, metered faucets	Fair

Restroom Building: Systems Summary

HVAC	None	--
Fire Suppression	Wet-pipe sprinkler system	Good
Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Restroom Building: Systems 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	-	-	$1,400	-	$8,300	$9,700
Roofing	-	-	-	-	-	-
Interiors	-	-	$2,600	-	$3,500	$6,000
Plumbing	-	-	-	$1,100	$22,700	$23,700
Fire Protection	-	-	-	$800	-	$800
Electrical	-	-	-	-	$4,600	$4,600
Site Development	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**-**	**-**	**$4,000**	**$1,900**	**$40,300**	**$46,200**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

4. Site Summary

Site Information

Lot Size	1 acre (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete Concrete sidewalks, curbs and ramps	Poor Fair
Site Development	Building-mounted, Property entrance signage, fencing, and site lights Moderate Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Site is generally flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide	Fair
Ancillary Structures	Prefabricated storage sheds and shelter	Fair
Accessibility	No issues have been identified	
Key Issues and Findings	Sidewalk and pathway asphalt cracking	

Site: Systems 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
Plumbing	-	-	-	$2,800	$30,600	$33,400
Fire Protection	-	-	-	-	$25,100	$25,100
Special Construction & Demo	-	-	-	-	$9,000	$9,000
Site Development	-	-	$2,400	$22,900	$40,000	$65,300
Site Utilities	-	-	-	-	$41,200	$41,200
Site Pavement	-	$21,800	-	$800	$2,000	$24,600
TOTALS (3% inflation)	**-**	**$21,800**	**$2,400**	**$26,500**	**$147,700**	**$198,400**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs as observed from ground level.

Key Spaces Not Observed

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

- Rooms, Restroom Building Park Area, Locked room and no key

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)

6. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 2017. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended, as no potential accessibility issues were identified. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. 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. The 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.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

9. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Liberty House/Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures.
- Ranking recommended cost measures, based on the criticality of the project and the largest payback.

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Data Limitation:
No utility usage or billing data was available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	1
Number of domestic water meter observed	2

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30 /kWh	N/A	$11.18 /kgal

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Liberty House/Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$937 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$803 *(In Current Dollars)*
Net Effective ECM Payback	1.2 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Liberty House and Restroom Building													
		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Electricity							
				($)	(kWh)	(Mmbtu)	($)	($)	($)	(Yrs.)	($)	(Yrs.)
1	Title:	Replace High Intensity Discharge Lamps With LED	Location: Pole lights	$815	2,190	7	$657	$146	$803	1.01	$8,771	15.00
	Attribute:	Replace 5x Flood Lights:-150W with 50Watt LED										
Totals for No/Low Cost Items				**$815**	**2,190**	**0**	**$657**	**$146**	**$803**	**1.01**		
Total For Capital Cost				**$0**	**0**	**0**	**$0**	**$0**	**$0**	**0.00**		
		Interactive Savings Discount @ 10%			0	0	$0	$0	$0			
		Total Contingency Expenses @ 15%		$122								
Total for Improvements				**$937**	**2,190**	**0**	**$657**	**$146**	**$803**	**1.17**		

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✗ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aerosol'
- ✗ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✗ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✗ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✗ Ensure refrigerant pressure is maintained in the condensers
- ✗ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✗ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Liberty House/Restrooms,181 North Cullen Avenue, Glendora, California 91741, 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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Reviewed by:

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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - LIBERTY HOUSE FRONT ELEVATION

2 - LIBERTY HOUSE LEFT ELEVATION

3 - LIBERTY HOUSE RIGHT ELEVATION

4 - LIBERTY HOUSE REAR ELEVATION

5 - RESTROOM BUILDING FRONT ELEVATION

6 - RESTROOM BUILDING LEFT ELEVATION

Photographic Overview

7 - RESTROOM BUILDING RIGHT ELEVATION

8 - EXTERIOR WALLS PHOTO

9 - LIBERTY HOUSE INTERIOR

10 - RESTROOM BUILDING INTERIOR

11 - PACKAGED TERMINAL AIR CONDITIONER

12 - WATER HEATER

Photographic Overview

13 - BACKFLOWS

14 - ELECTRICAL PANEL

15 - STORAGE

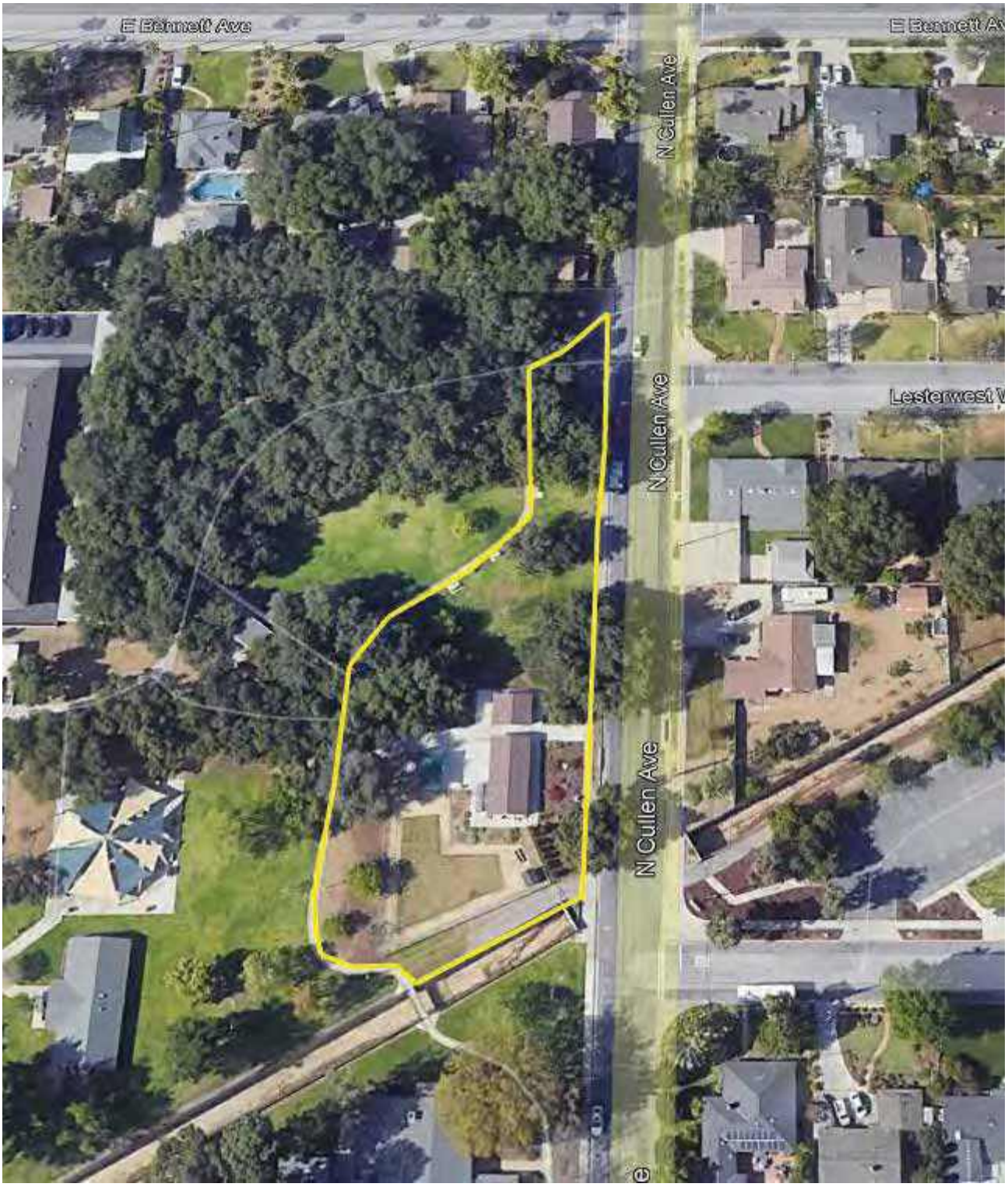
16 - SIDEWALKS

17 - IRRIGATION CONTROL SYSTEM

18 - LANDSCAPING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000- 018.379	Finkbiner Park Liberty House/Restrooms
Source	**On-Site Date**
Google	January 3, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Liberty House/Restrooms

Name of person completing form:

Title / Association w/ property: Michael Sledd

Length of time associated w/ property:

Date Completed: 1/2/2024

Phone Number: 6269148248

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: 2016	Renovated: 0	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2016	
		Roof	2016	
		Interiors	2016	
		HVAC	2016	
		Electrical	2016	
		Site Pavement	2016	
		Accessibility	2016	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review & Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Liberty House/Restrooms

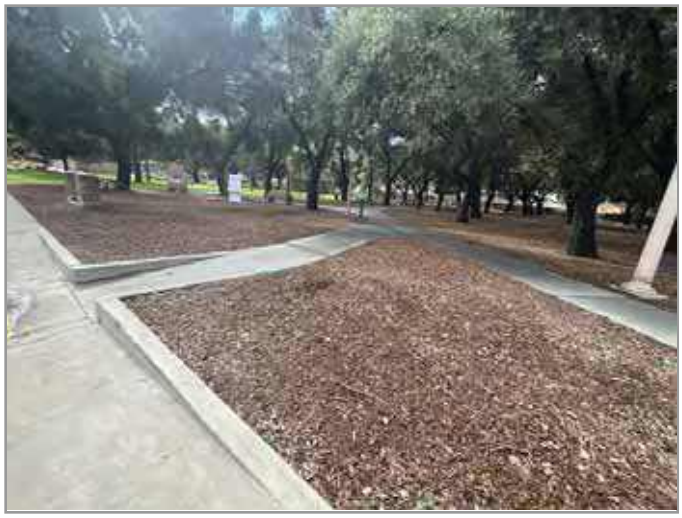
BV Project Number: 158691.23R000-018.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH



ACCESSIBLE RAMP

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

RESTROOM ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

SECONDARY ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

SINGLE RESTROOM

TOILET STALL OVERVIEW

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			A bin is stored beneath one sink, blocking wheelchair access
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?			X	Mirror appears to be mounted above allowable height

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Liberty House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buildings Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	600 SF	5	7358420
B2020	Liberty House Building exterior	Good	Window, Vinyl-Clad Double-Glazed, 16-25 SF	4	21	7199199
B2050	Liberty House Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	21	7199189
Roofing						
B3010	Liberty House Building Roof	Good	Roofing, Metal	1,300 SF	30	7202254
Interiors						
C1030	Throughout Liberty House Building	Good	Interior Door, Wood, Solid-Core	4	33	7202094
C2010	Throughout Liberty House Building	Fair	Wall Finishes, Ceramic Tile	200 SF	20	7202253
C2010	Throughout Liberty House Building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	5	7204490
C2030	Throughout Liberty House Building	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,012 SF	8	7202244
C2050	Throughout Liberty House Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	7202247
Plumbing						
D2010	Throughout Liberty House Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,012 SF	20	7202257
D2010	Liberty House Building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	15	7203804
D2010	Liberty House Restrooms	Fair	Toilet, Child-Sized	2	16	7199191
D2010	Liberty House Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	7199206
D2010	Liberty House Building	Fair	Water Heater, Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater	1	9	7199200
HVAC						
D3030	Liberty House Building	Fair	Packaged Terminal Air Conditioner, PTAC	1	8	7199194
D3030	Liberty House Building Rooms	Fair	Packaged Terminal Air Conditioner, PTAC	2	8	7202001
Fire Protection						
D4010	Throughout Liberty House	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,012 SF	10	7202259
Electrical						

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Liberty House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Liberty House Utility Room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	7204209
D5040	Throughout Liberty House/Restrooms Buildings	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,408 SF	10	7203704
Equipment & Furnishings						
E2010	Throughout Liberty House Building	Fair	Casework, Cabinetry, Standard	30 LF	10	7204211
E2010	Throughout Liberty House Building	Fair	Casework, Countertop, Plastic Laminate	30 LF	7	7204212
Sitework						
G2060	Liberty House Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters	12	10	7203800
G4050	Buildings Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	5	10	7203790

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buildings Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	272 SF	5	7203801
B2020	Buildings Exterior	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	4	20	7204213
Roofing						
B3010	Restrooms Building Roof	Good	Roofing, Metal	550 SF	30	7202255
Interiors						
C2010	Throughout Restrooms Building	Fair	Wall Finishes, any surface, Prep & Paint	600 SF	5	7202256
C2030	Restrooms Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	396 SF	5	7202245
Plumbing						
D2010	Restrooms Building	Fair	Toilet, Commercial Water Closet	3	16	7199050
D2010	Throughout Restrooms Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	396 SF	21	7202258
D2010	Restroom Building	Fair	Urinal, Standard	2	16	7199046
D2010	Restrooms Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	16	7199056
D2010	Restrooms Building	Fair	Water Heater, DHC-E 8/10-2 Classic Tankless Electric Water Heater	1	9	7199054
Fire Protection						

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Liberty House	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	396 SF	10	7358457
Electrical						
D5020	Restrooms Building Utility Room	Fair	Distribution Panel, 120/208 V, 125 AMP	1	15	7204210
Sitework						
G2060	Restrooms Building	Fair	Picnic Table, Wood	1	11	7199059

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Liberty House Landscaping	Fair	Backflow Preventer, Domestic Water	1	16	7199195
D2010	Restroom Building Park Area	Fair	Backflow Preventer, Domestic Water	1	16	7199053
D2010	Liberty House Landscaping	Fair	Backflow Preventer, Domestic Water	1	16	7199196
D2010	Restroom Building Park Area	Fair	Backflow Preventer, Domestic Water	1	16	7199041
D2010	Restroom Building Park Area	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	7199051
Fire Protection						
D4010	Restroom Building Landscaping	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	16	7199043
Special Construction & Demo						
F1020	Liberty House Yard	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	75 SF	16	7199193
Pedestrian Plazas & Walkways						
G2020	Liberty House Park Area	Poor	Access drive, Pavement, Asphalt, Seal coat	1,000 SF	1	7204853
G2020	Next to Front Elevation of Liberty House Park Area	Poor	Access drive, Pavement, Asphalt, Mill & Overlay	1,000 SF	1	7204852
G2030	Sidewalks-Finkbiner Park Liberty House/Restrooms	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	25	7206160
G2030	Access drive apron-Next to the front elevation of liberty house	Poor	Sidewalks, Concrete, Small Areas/Sections	500 SF	2	7206159
G2030	Liberty House Yard	Fair	Sidewalk, Concrete, Large Areas	1,650 SF	26	7199202

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Restroom Building Park Area	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7199044
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199060
G2060	Liberty House Yard	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7199201
G2060	Restroom Building Park Area	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7199052
G2060	Liberty House Yard	Fair	Fences & Gates, Fence, Chain Link 6'	400 LF	21	7199188
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199057
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199058
G2060	Restroom Building Park Area	Fair	Picnic Table, Wood	1	5	7199055
G2060	Liberty House Yard	Fair	Picnic Table, Fiberglass	3	11	7199205
G2060	Liberty House Park Area	Fair	Park Bench, Precast Concrete	1	11	7199197
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199049
G2080	Liberty House Landscaping	Fair	Irrigation System, Control Panel	1	8	7199204
G2080	Liberty House Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	2,000 SF	5	7199047
G2080	Restroom Building Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	19,000 SF	6	7199203
G4050	Liberty House Park Area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199190
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199048
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199045
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199192
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199207

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Liberty House/Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Liberty House/Restrooms / Liberty House	$0	$0	$0	$0	$0	$12,159	$0	$2,745	$33,527	$1,068	$33,668	$0	$0	$0	$0	$23,526	$11,459	$0	$0	$0	$39,584	**$157,735**
Finkbiner Park Liberty House/Restrooms / Restrooms	$0	$0	$0	$0	$0	$3,984	$0	$0	$0	$1,068	$847	$1,236	$0	$0	$0	$9,990	$22,680	$0	$0	$0	$6,449	**$46,252**
Finkbiner Park Liberty House/Restrooms / Site	$0	$6,053	$15,783	$0	$0	$2,415	$14,300	$0	$12,250	$0	$0	$62,089	$0	$0	$0	$1,854	$83,795	$0	$0	$0	$0	**$198,538**
Grand Total	**$0**	**$6,053**	**$15,783**	**$0**	**$0**	**$18,557**	**$14,300**	**$2,745**	**$45,776**	**$2,135**	**$34,515**	**$63,324**	**$0**	**$0**	**$0**	**$35,369**	**$117,934**	**$0**	**$0**	**$0**	**$46,033**	**$402,525**

Finkbiner Park Liberty House/Restrooms

Finkbiner Park Liberty House/Restrooms / Liberty House

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buildings Exterior	7358420	Exterior Walls, any painted surface, Prep & Paint	10	5	5	600	SF	$3.00	$4.46	$2,678						$2,678										$2,678						**$5,356**
C2010	Throughout Liberty House Building	7202253	Wall Finishes, Ceramic Tile, Replace	40	20	20	200	SF	$18.00	$26.78	$5,356																					$5,356	**$5,356**
C2010	Throughout Liberty House Building	7204490	Wall Finishes, any surface, Prep & Paint	10	5	5	1500	SF	$1.50	$2.23	$3,347						$3,347										$3,347						**$6,695**
C2030	Throughout Liberty House Building	7202244	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	1012	SF	$7.50	$11.16	$11,292									$11,292													**$11,292**
C2050	Throughout Liberty House Building	7202247	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1500	SF	$2.00	$2.98	$4,463						$4,463										$4,463						**$8,926**
D2010	Liberty House Building	7199200	Water Heater, Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater, Replace	15	6	9	1	EA	$550.00	$818.24	$818										$818											**$818**
D2010	Throughout Liberty House Building	7202257	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	1012	SF	$11.00	$16.36	$16,561																					$16,561	**$16,561**
D2010	Liberty House Building	7203804	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636						**$1,636**
D2010	Liberty House Restrooms	7199206	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	$1,500.00	$2,231.55	$4,463																		$4,463				**$4,463**
D2010	Liberty House Restrooms	7199191	Toilet, Child-Sized, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																		$2,678				**$2,678**
D3030	Liberty House Building Rooms	7202001	Packaged Terminal Air Conditioner, PTAC, Replace	15	7	8	2	EA	$3,400.00	$5,058.18	$10,116									$10,116													**$10,116**
D3030	Liberty House Building	7199194	Packaged Terminal Air Conditioner, PTAC, Replace	15	7	8	1	EA	$3,400.00	$5,058.18	$5,058									$5,058													**$5,058**
D4010	Throughout Liberty House	7202259	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	1012	SF	$1.07	$1.59	$1,611											$1,611											**$1,611**
D5020	Liberty House Utility Room	7204209	Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	$2,000.00	$2,975.40	$2,975																$2,975						**$2,975**
D5040	Throughout Liberty House/Restrooms Buildings	7203704	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1408	SF	$2.10	$3.12	$4,399											$4,399											**$4,399**
E2010	Throughout Liberty House Building	7204212	Casework, Countertop, Plastic Laminate, Replace	15	8	7	30	LF	$50.00	$74.39	$2,232								$2,232														**$2,232**
E2010	Throughout Liberty House Building	7204211	Casework, Cabinetry, Standard, Replace	20	10	10	30	LF	$300.00	$446.31	$13,389											$13,389											**$13,389**
G2060	Liberty House Building exterior	7203800	Signage, Property, Building-Mounted Individual Letters, Replace	20	10	10	12	EA	$150.00	$223.16	$2,678											$2,678											**$2,678**
G4050	Buildings Exterior	7203790	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	5	EA	$400.00	$595.08	$2,975											$2,975											**$2,975**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$10,488**	**$0**	**$2,232**	**$26,466**	**$818**	**$25,052**	**$0**	**$0**	**$0**	**$0**	**$15,100**	**$7,141**	**$0**	**$0**	**$0**	**$21,917**	**$109,214**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$12,159**	**$0**	**$2,745**	**$33,527**	**$1,068**	**$33,668**	**$0**	**$0**	**$0**	**$0**	**$23,526**	**$11,459**	**$0**	**$0**	**$0**	**$39,584**	**$157,735**

Finkbiner Park Liberty House/Restrooms / Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buildings Exterior	7203801	Exterior Walls, any painted surface, Prep & Paint	10	5	5	272	SF	$3.00	$4.46	$1,214						$1,214										$1,214						**$2,428**
B2020	Buildings Exterior	7204213	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	10	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C2010	Throughout Restrooms Building	7202256	Wall Finishes, any surface, Prep & Paint	10	5	5	600	SF	$1.50	$2.23	$1,339						$1,339										$1,339						**$2,678**
C2030	Restrooms Building	7202245	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	396	SF	$1.50	$2.23	$884						$884										$884						**$1,767**
D2010	Restrooms Building	7199054	Water Heater, DHC-E 8/10-2 Classic Tankless Electric Water Heater, Replace	15	6	9	1	EA	$550.00	$818.24	$818									$818													**$818**
D2010	Restroom Building	7199046	Urinal, Standard, Replace	30	14	16	2	EA	$1,100.00	$1,636.47	$3,273																	$3,273					**$3,273**
D2010	Restrooms Building	7199050	Toilet, Commercial Water Closet, Replace	30	14	16	3	EA	$1,300.00	$1,934.01	$5,802																	$5,802					**$5,802**
D2010	Restrooms Building	7199056	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																	$5,058					**$5,058**
D4010	Throughout Liberty House	7358457	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	396	SF	$1.07	$1.59	$630										$630												**$630**
D5020	Restrooms Building Utility Room	7204210	Distribution Panel, 120/208 V, 125 AMP, Replace	30	15	15	1	EA	$2,000.00	$2,975.40	$2,975																	$2,975					**$2,975**
G2060	Restrooms Building	7199059	Picnic Table, Wood, Replace	20	9	11	1	EA	$600.00	$892.62	$893											$893											**$893**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,437**	**$0**	**$0**	**$0**	**$818**	**$630**	**$893**	**$0**	**$0**	**$0**	**$6,412**	**$14,133**	**$0**	**$0**	**$0**	**$3,570**	**$29,893**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,984**	**$0**	**$0**	**$0**	**$1,068**	**$847**	**$1,236**	**$0**	**$0**	**$0**	**$9,990**	**$22,680**	**$0**	**$0**	**$0**	**$6,449**	**$46,252**

Finkbiner Park Liberty House/Restrooms / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restroom Building Park Area	7199053	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Restroom Building Park Area	7199041	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**

Replacement Reserves Report

2/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Liberty House Landscaping	7199195	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Liberty House Landscaping	7199196	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Restroom Building Park Area	7199051	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	$1,500.00	$2,231.55	$2,232									$2,232													**$2,232**
D4010	Restroom Building Landscaping	7199043	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	14	16	1	EA	$10,500.00	$15,620.85	$15,621																	$15,621					**$15,621**
F1020	Liberty House Yard	7199193	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	14	16	75	SF	$50.00	$74.39	$5,579																	$5,579					**$5,579**
G2020	Next to Front Elevation of Liberty House Park Area	7204852	Access drive, Pavement, Asphalt, Mill & Overlay	25	24	1	1000	SF	$3.50	$5.21	$5,207		$5,207																				**$5,207**
G2020	Liberty House Park Area	7204853	Access drive, Pavement, Asphalt, Seal coat	5	4	1	1000	SF	$0.45	$0.67	$669		$669					$669					$669					$669					**$2,678**
G2030	Access drive apron-Next to the front elevation of liberty house	7206159	Sidewalks, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	$20.00	$29.75	$14,877			$14,877																			**$14,877**
G2060	Restroom Building Park Area	7199055	Picnic Table, Wood, Replace	20	15	5	1	EA	$600.00	$892.62	$893						$893																**$893**
G2060	Liberty House Yard	7199201	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Liberty House Yard	7199205	Picnic Table, Fiberglass, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678										**$2,678**
G2060	Liberty House Park Area	7199197	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199060	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199049	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199052	Trash Receptacle, Medium-Duty Metal , Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Restroom Building Park Area	7199057	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199058	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199044	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2080	Liberty House Landscaping	7199047	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	2000	SF	$0.40	$0.60	$1,190						$1,190										$1,190						**$2,380**
G2080	Restroom Building Landscaping	7199203	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	19000	SF	$0.40	$0.60	$11,307							$11,307										$11,307					**$22,613**
G2080	Liberty House Landscaping	7199204	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,439**
G4050	Liberty House Park Area	7199190	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199192	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199207	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199048	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199045	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
Totals, Unescalated												**$0**	**$5,876**	**$14,877**	**$0**	**$0**	**$2,083**	**$11,976**	**$0**	**$9,670**	**$0**	**$0**	**$44,854**	**$0**	**$0**	**$0**	**$1,190**	**$52,218**	**$0**	**$0**	**$0**	**$0**	**$142,745**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,053**	**$15,783**	**$0**	**$0**	**$2,415**	**$14,300**	**$0**	**$12,250**	**$0**	**$0**	**$62,089**	**$0**	**$0**	**$0**	**$1,854**	**$83,795**	**$0**	**$0**	**$0**	**$0**	**$198,538**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199054	D2010	**Water Heater**	DHC-E 8/10-2 Classic Tankless Electric Water Heater	7.2/9.6 kw	Finkbiner Park Liberty House/Restrooms / Restrooms	Restrooms Building	SNEBEL ELECTRON	DHC-E	No dataplate	2016	002607	
2	7199200	D2010	**Water Heater**	Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater	12 kW	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building	Stiebel Eltron	DHC-E 12	No dataplate	2016	002525	
3	7199195	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Liberty House Landscaping					002623	
4	7199053	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Park Area					002597	
5	7199196	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Liberty House Landscaping					002585	
6	7199041	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Park Area					002641	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199194	D3030	**Packaged Terminal Air Conditioner**	PTAC	15000 BTUH	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building	FRIEDRICH	PZE15K5SA	63229957567		002586	
2	7202001	D3030	**Packaged Terminal Air Conditioner**	PTAC	15000 BTUH	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building Rooms	FRIEDRICH	PZE15K5SA	2030460000398			2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199043	D4010	**Backflow Preventer**	Fire Suppression, 6 IN	6 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Landscaping					002640	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7204210	D5020	**Distribution Panel**	120/208 V, 125 AMP	125 AMP	Finkbiner Park Liberty House/Restrooms / Restrooms	Restrooms Building Utility Room						
2	7204209	D5020	**Distribution Panel**	120/208 V, 200 AMP	200 AMP	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Utility Room						

Appendix H:
Energy Conservation Measures Calculations

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UIC	Replace High Intensity Discharge Lamps With LED
EAL9-S	Location: Pole lights
Attributes:	Replace 5x Flood Lights:-150W with 50Watt LED

	Site pole lights							
Existing Lamp & Fixture Type	Flood Lights:-150W	-	-	-	-	-	-	-
Fixture Mounting Height	0 -14 Ft							
Proposed Replacement Type:	LED	LED	LED	LED	LED	LED	LED	LED
Number of Lamps to Be Replaced :	5							
Current Annual Avg Hrs of Operation:	4,380 hrs	hrs	hrs	hrs	hrs	hrs	hrs	hrs
Proposed Annual Avg. Hours of Operation	4,380 hrs	hrs	hrs	hrs	hrs	hrs	hrs	hrs
Proposed Replacement:	50Watt	-	-	-	-	-	-	-
Proposed Lighting Control: *(Select)*	Photosensor	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch
No. of Lighting Controls:	0 Qty	Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty
Estimated Annual Energy Savings	2,190 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh
Total labor Cost *(Includes Bucket Truck Fees if Applicable)*	$500 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$
Estimated Material Cost:	$315 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$
Cost For Retrofit	$815 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$

Total Initial Investment For Retrofit	$815 $	Total kWh Saving	2,190	Electric Rate:	**$0.30** $	Energy Cost Savings:	$657 $	
Total O&M Savings:	$146 $	Total Cost Savings:	$803		Simple Pay back Period	1.01 Yrs		
	Type of Recommendation		No/Low Cost ECM Recommendation					

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ECM Description:

Exterior and site lighting at the site is currently provided by High Intensity Discharge (HID) lighting. Significant savings can be achieved in terms of energy usage as well as in life-cycle performance terms with more energy efficient lighting technologies like Light Emitting Diodes (LED) and induction lighting. Induction and LED lighting with dimmable controls and no re-strike delay capabilities can be easily tied into a building management controls and/or photo-sensor controls to reduce light output and energy consumption. Apply that over ten years plus reduced replacement costs compared to HID lamps and it makes sense to go with LED/induction lighting.

The LED lights are rated 100,000hrs after which the illumination levels drop below 70%. LED's are gaining more popularity and acceptance over the time and are considered ideal replacement for parking and street lightings along with site illumination lights. The new LED lights consume less than a third of the power as consumed by the HID and last up to five times longer, in addition to this the LED's can be easily dimmed as per the requirement.

SUMMARY;

Initial Investment: $815 Annual Cost Savings: $803 Simple Payback Period: 1.01 Yrs

Appendix I:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Municipal Golf Course Facilities
200 West Dawson Avenue
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Golf Course
Number of Buildings	Three
Main Address	200 West Dawson Avenue, Glendora, California 91741
Site Developed	Pro Shop: 1988; Renovated: Unknown Restroom Building: 1988; Renovated: 2023 Maintenance Shed 1988; Renovated Unknown
Date(s) of Visit	November 9, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Municipal Golf Course Facilities, also known as Glen Oaks Golf and Learning Center, was originally developed in 1988. The facility has three major buildings called Pro Shop, Restroom Building, and Maintenance Shed. As reported, all the buildings are leased to the outside occupants. However, the City of Glendora holds the responsibility of maintaining the structural assets of the buildings. No lease contract or related documents were supplied or reviewed at the time of assessment. Most current renovations have just been completed in 2023 which include complete refurbishment of the Restroom Building.

Architectural

All the buildings are structurally sound with no evident signs of building deflection. The roofs of Pro Shop and Restroom Building were not directly accessible whereas the roofing material applied on Maintenance Shed is composed of modified bitumen. No active leaks were reported. However, minor issues of membrane bulging and water pooling were spotted at various locations on the roof, hence the replacement period for the roof has been adjusted. The façade finishes for the Restroom Building and Maintenance Shed include concrete masonry blocks whereas wooden siding with aluminum glazed windows covers the exterior envelope of Pro Shop. Interior floors are finished with commercial grade carpeting, VCT tiles and coated concrete floors. The interior finishes are replaced on an as needed basis. All the architectural finishes are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All the major electro-mechanical apparatus and plumbing systems are owned and overhauled by the tenant. Overall, a system based budgetary cost to maintain electrical and plumbing network is included in the reserve tables.

Site

The site elements are well maintained. The parking facility is shared with the Family Center & Racquetball buildings located across the street. Asphalt pavement and concrete sidewalk cracking were observed during the on-site visit. Field lighting at the golf course is provided by pole mounted metal halide fixtures and appears adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

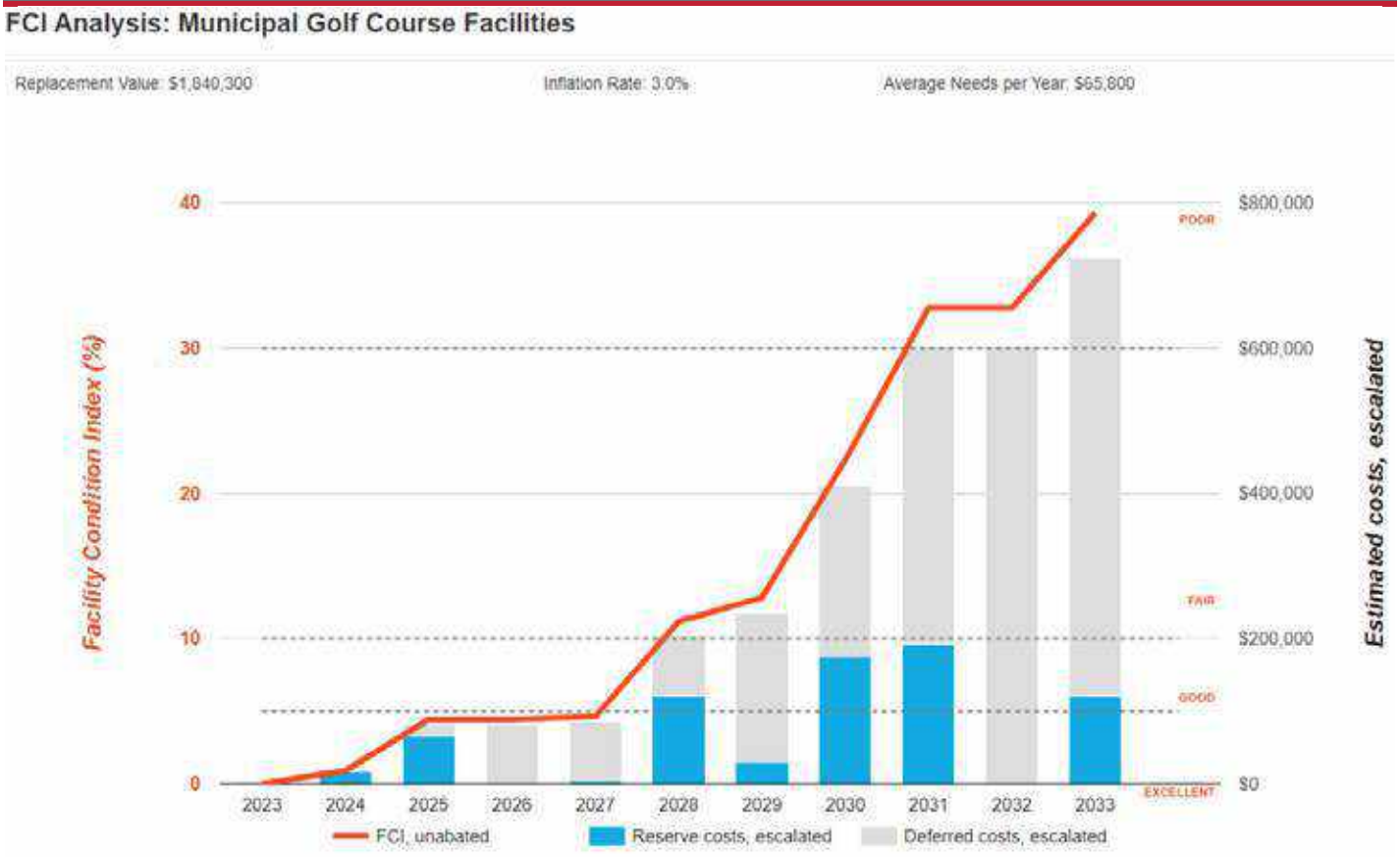
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Municipal Golf Course Facilities / Maintenance Shed	$350	2,790	$976,500	0.0%	0.0%	6.7%	10.2%
Municipal Golf Course Facilities / Pro Shop	$700	850	$595,000	0.0%	0.0%	9.9%	26.1%
Municipal Golf Course Facilities / Restrooms	$375	450	$168,750	0.0%	0.0%	0.0%	12.8%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at the property.

Key Findings

Sidewalk in Poor Condition.

Concrete, Large Areas
Municipal Golf Course Facilities – Site Maintenance Shed

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $16,100

**$$$**$

Trip hazards with cracked sidewalks - AssetCALC ID: 7133460

Parking Lots in Poor Condition.

Pavement, Asphalt
Municipal Golf Course Facilities – Site Near Pro Shop

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,300

**$$**$$

Longitudinal and alligator cracking at parking space next to Pro Shop - AssetCALC ID: 7133482

Fences and Gates in Poor Condition.

Fence, Chain Link 8'
Municipal Golf Course Facilities - Site Golf course

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $55,800

$$$$

Damaged nets need replacement - AssetCALC ID: 7133469

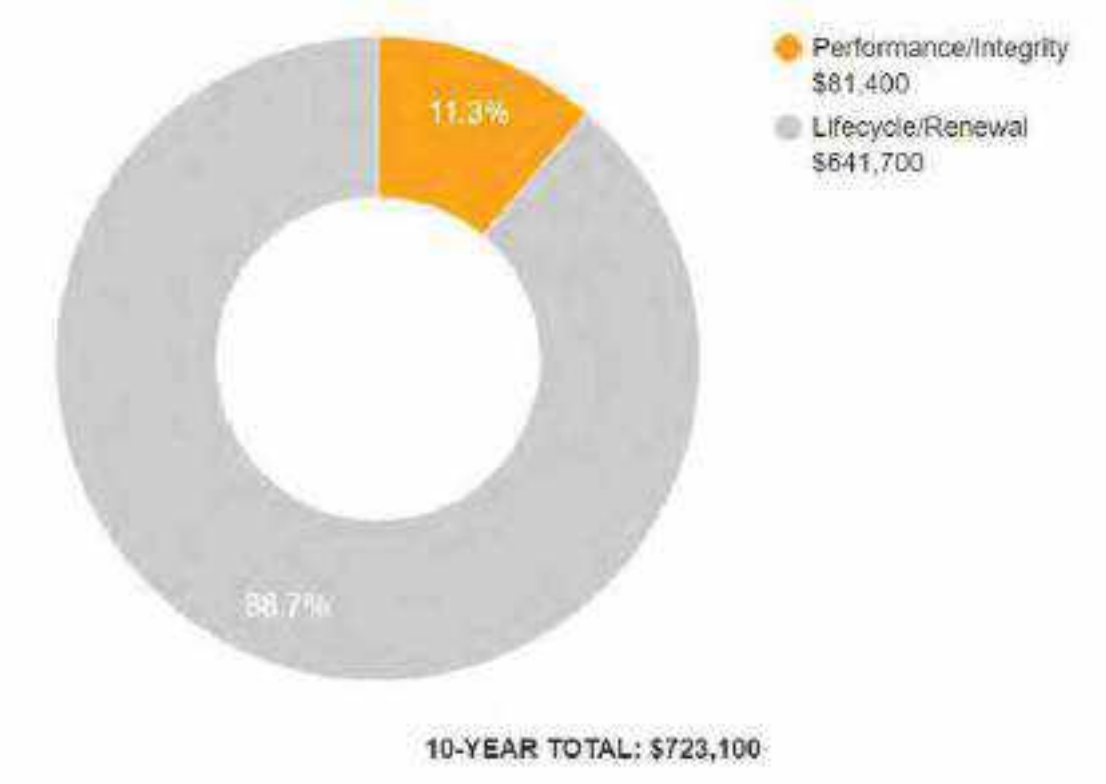
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Maintenance Shed

Maintenance Shed: Systems Summary		
Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988	
Building Size	2,790 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Exposed CMU with aluminum windows	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: VCT Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility	Good

Maintenance Shed: Systems Summary

HVAC	Tenant responsibility	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Good
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Maintenance Shed: Systems Expenditure Forecast

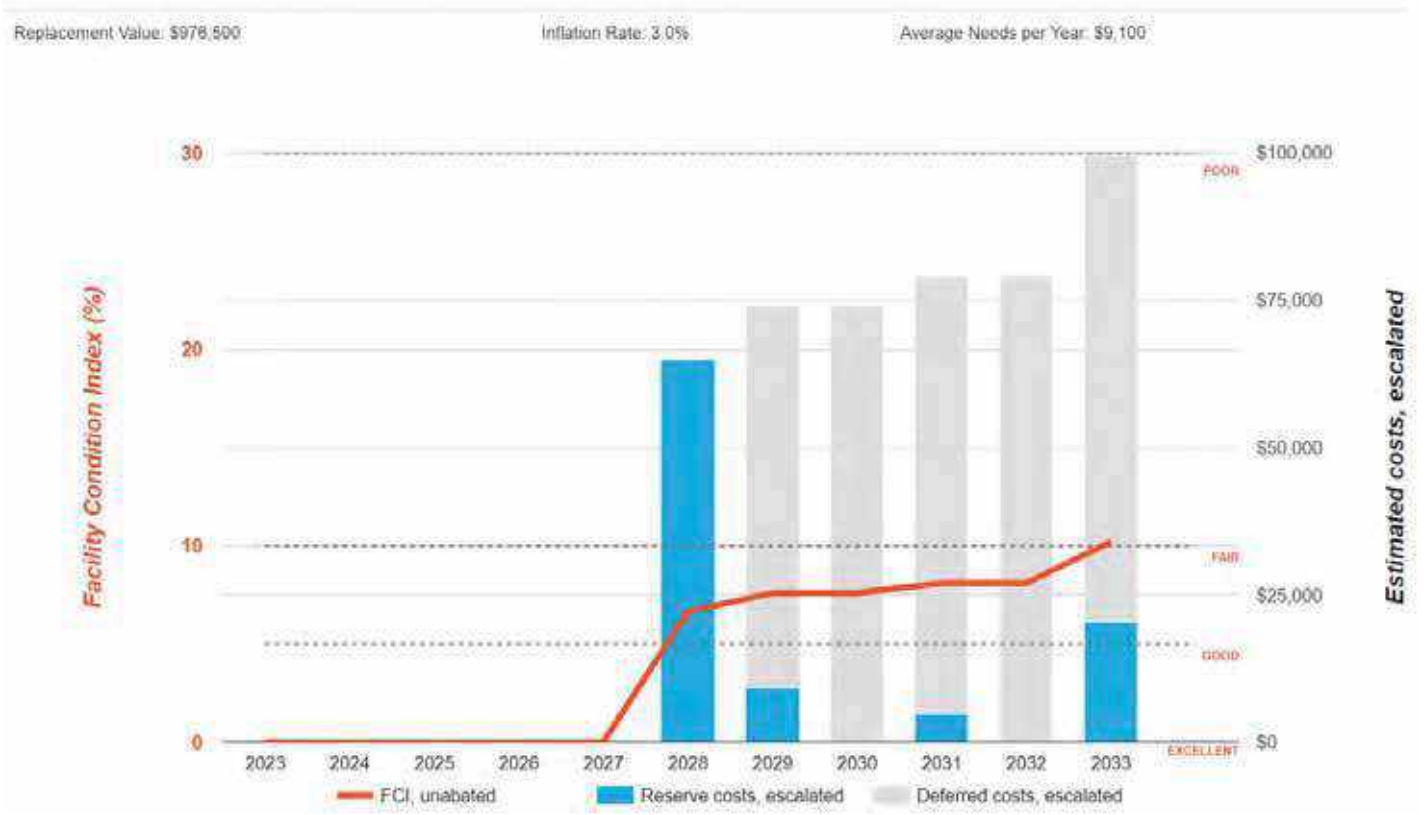
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$13,700	$12,700	$26,400
Roofing	-	-	$48,100	$9,200	-	$57,400
Interiors	-	-	$16,800	-	$42,000	$58,800
Plumbing	-	-	-	-	-	-
Electrical	-	-	-	$11,700	-	$11,700
TOTALS (3% inflation)	**-**	**-**	**$65,000**	**$34,600**	**$54,700**	**$154,300**

*Totals have been rounded to the nearest $100.

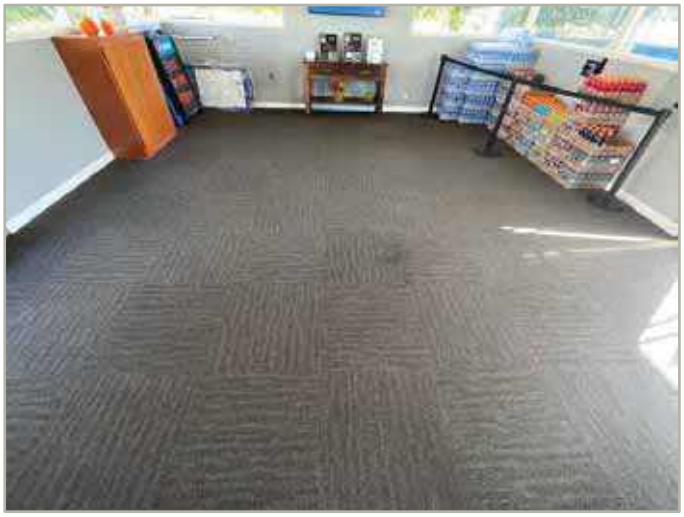
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Municipal Golf Course Facilities Maintenance Shed



3. Pro Shop



Pro Shop: Systems Summary

Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988	
Building Size	850 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, coated concrete Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility	Fair

Pro Shop: Systems Summary

HVAC	Tenant responsibility	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

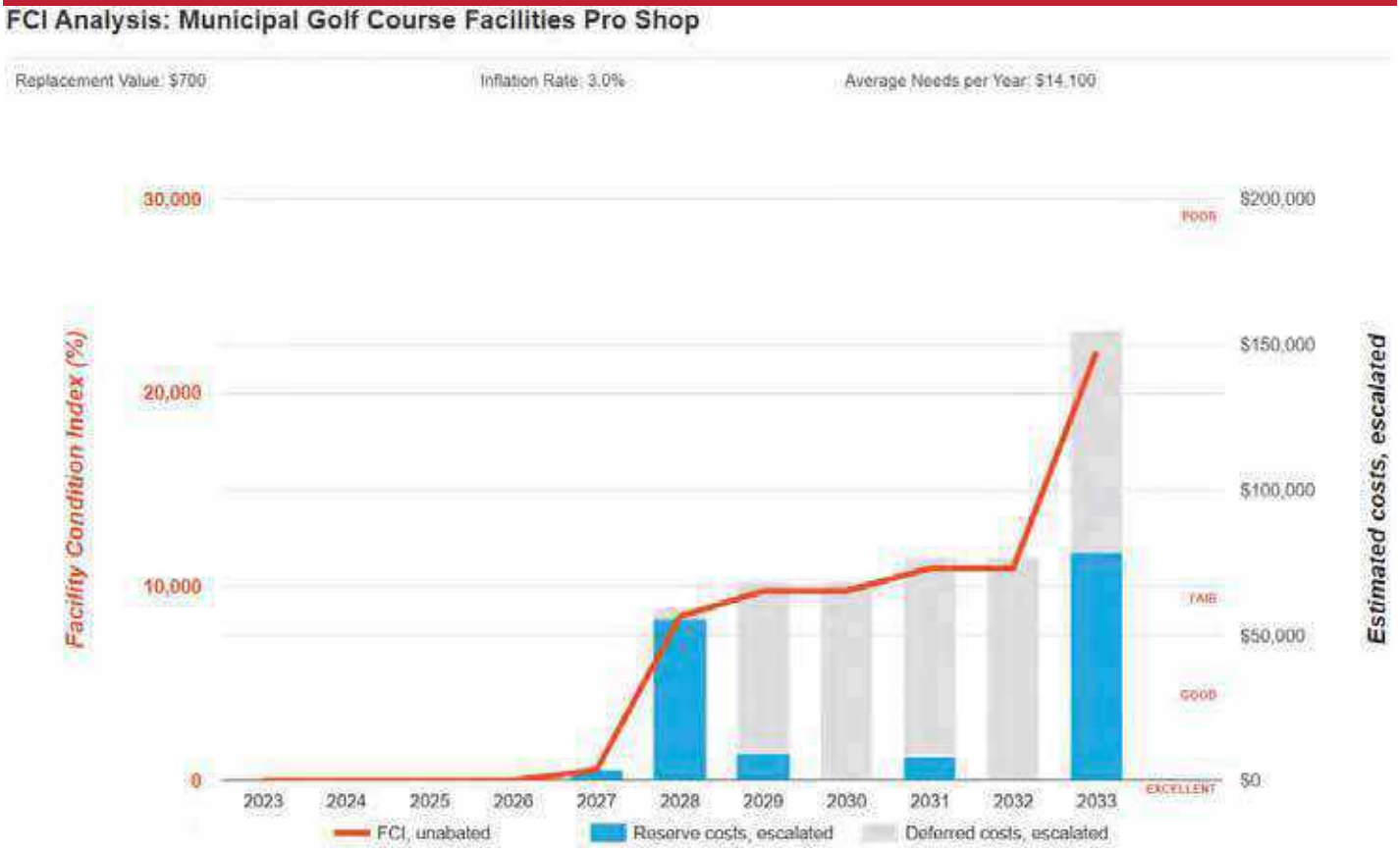
Pro Shop: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$12,400	$9,200	$57,500	$79,200
Roofing	-	-	-	$74,800	-	$74,800
Interiors	-	-	$17,500	-	$86,900	$104,300
Plumbing	-	-	$10,300	-	-	$10,300
Electrical	-	-	$19,100	$3,600	-	$22,600
Fire Alarm & Electronic Systems	-	-	-	$8,300	-	$8,300
TOTALS (3% inflation)	-	-	**$59,200**	**$95,900**	**$144,400**	**$299,500**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Restroom Building

Restroom Building: Systems Summary

Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988/2023	
Building Size	450 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Exposed CMU	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Ceramic Tiles Floors: Coated concrete Ceilings: Painted gypsum board	Excellent
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility Toilets, urinals, and sinks in restrooms	Excellent

Restroom Building: Systems Summary

HVAC	None	--
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Excellent
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Excellent
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

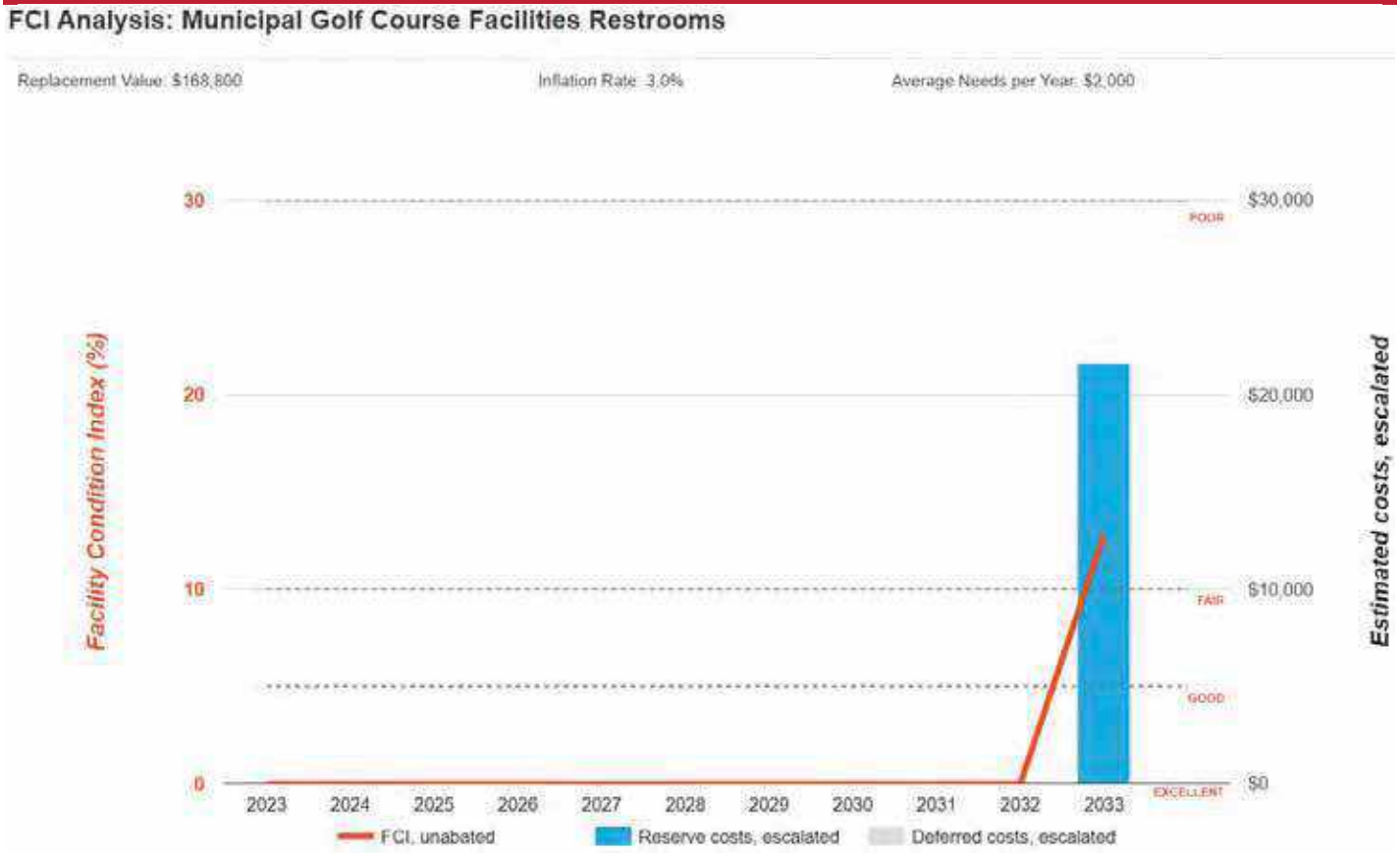
Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	$9,000	-	$9,000
Interiors	-	-	-	$12,600	$28,300	$40,900
Plumbing	-	-	-	-	-	-
Electrical	-	-	-	-	$2,500	$2,500
TOTALS (3% inflation)	-	-	-	**$21,600**	**$30,900**	**$52,500**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



5. Site Summary

Site Information

Site area	16.63 acres (estimated)	
Parking Spaces	None	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lot with concrete sidewalks and brick paved walkways	Poor
Site Development	Property entrance signage Chain-link fencing Heavily furnished park benches, picnic tables, trash receptacles (tenant responsibility)	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide	Fair
Ancillary Structures	Prefabricated Storage Sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Damaged nets, trip hazards with cracked sidewalks, asphalt alligator cracking	

Site: Systems 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
Plumbing	-	-	-	$11,700	-	$11,700
Special Construction & Demo	-	-	-	-	$532,200	$532,200
Site Development	-	$59,200	-	$352,900	$2,169,300	$2,581,400
Site Pavement	-	$22,200	-	$800	$270,500	$293,500
TOTALS (3% inflation)	**-**	**$81,400**	**-**	**$365,400**	**$2,972,000**	**$3,418,800**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

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

- Roof of Restroom and Pro Shop Buildings, Lack of ladder or other means of egress

7. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1988. The facility was substantially renovated in 2023 and some accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Energy Audit

The purpose of this Energy Audit is to provide Municipal Golf Course Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Municipal Golf Course Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 55,301 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$19,801 *n Current ollars*
Net Effective ECM Payback	2.79 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Municipal Golf Course Facilities

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Municipal Golf Course Facilities	$5,188	$42,900	$48,088	$0	$48,088	70,434	14	0	240	15.84	$21,018	$983	$22,001	2.19	5.46	$214,559	15.00
	Attribute:	Replace HID (5x) ;																		
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$5,188**	**$42,900**	**$48,088**	**$0**	**$48,088**	**70,434**	**14**	**14**	**0**	**15.84**	**$21,018**	**$983**	**$22,001**	**2.19**			
		nteracti e Sa ings iscount							-7,043	-1	-1	0	-1.58	-$2,102	-$98	-$2,200				
		otal Contingenc penses				$7,213		$7,213												
Total for Improvements						**$55,301**	**$0**	**$55,301**	**63,391**	**12**	**12**	**0**	**14.26**	**$18,916**	**$885**	**$19,801**	**2.79**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals
- Repair and adjust automatic door closing mechanisms as needed.

Lighting

- Utilize bi-level lighting controls in stairwells and hallways.
- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

14. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Municipal Golf Course Facilities, 200 West Dawson Avenue, Glendora, California 91741, 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 an 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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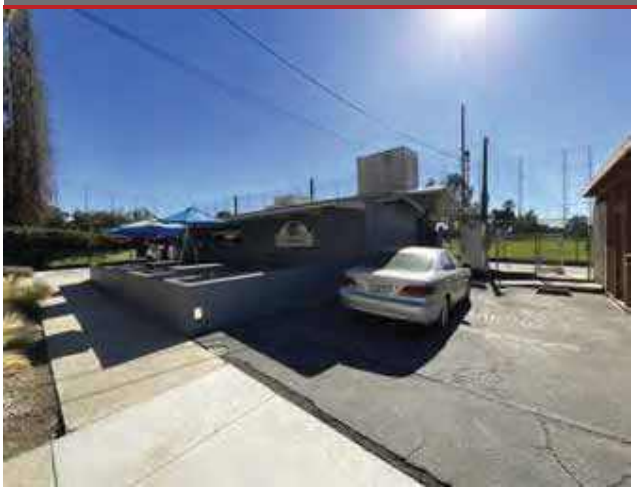
15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 – PRO SHOP FRONT ELEVATION

2 - PRO SHOP SIDE ELEVATION

3 - PRO SHOP INTERIOR OVERVIEW

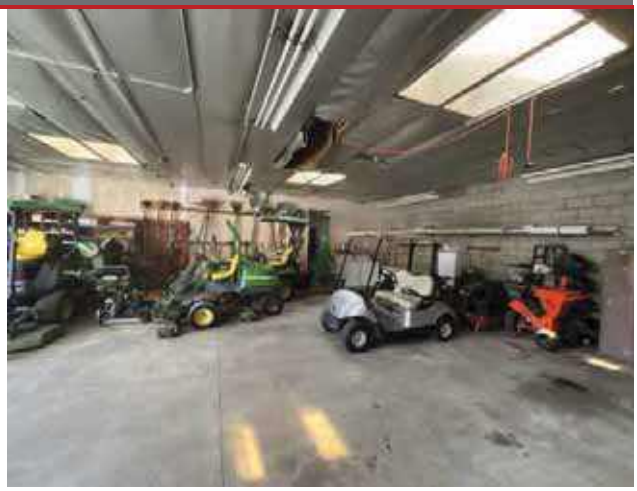
4 - PRO SHOP KITCHEN OVERVIEW

5 - RESTROOM BUILDING EXTERIOR OVERVIEW

6 - RESTROOM BUILDING INTERIOR OVERVIEW

Photographic Overview

7 - MAINTENANCE SHED EXTERIOR OVERVIEW



8 - MAINTENANCE SHED INTERIOR OVERVIEW

9 - MAINTENANCE OFFICE OVERVIEW

10 - MAINTENANCE SHED ELECTRICAL ROOM

11 - ANCILLARY STORAGE SHED

12 - ANCILLARY STORAGE SHEDS

Photographic Overview

13 – EXTERIOR SEATING AREA

14 - GOLF COURSE PRACTICE AREA

15 - GOLF COURSE NETS

16 - LANDSCAPING OVERVIEW

17 - BACKFLOW PREVENTER

18 - FIELD LIGHTS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-020.379	Municipal Golf Course Facilities
Source	**On-Site Date**
Google	November 9, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Municipal Golf Course Facilities

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1960	Renovated:	Property is leased.
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors		Unknown
		HVAC		Unknown
		Electrical		Unknown
		Site Pavement		Unknown
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?			X		
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Municipal Golf Course Facilities

BV Project Number: 158691.23R000-020.379

Facility History and Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

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

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature

1 - TOILET STALL OVERVIEW

2 - SINK, FAUCET HANDLES OR ACCESSORIES

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *e in ings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds and Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | Municipal Golf Course Facilities / Maintenance Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	City Yard Garage	Fair	Structural Flooring/Decking, Concrete	1,360 SF	28	7133488
Facade						
B2020	Building exterior	Fair	Storefront, Glazing & Framing	100 SF	15	7179582
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	8	7133474
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	7133492
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,790 SF	5	7133484
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	6	7133491
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	5	39	7133493
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	1,745 SF	5	7179874
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	400 SF	15	7179875
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,430 SF	5	7133495
Plumbing						
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	2,790 SF	30	7179579
Electrical						
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,790 SF	30	7133461
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,790 SF	10	7179530

Component Condition Report | Municipal Golf Course Facilities / Pro Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	5	7133465

Component Condition Report | Municipal Golf Course Facilities / Pro Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	330 SF	14	7133486
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	7133479
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	6	7133505
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,200 SF	10	7179586
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	1,275 SF	5	7179876
C2030	Throughout	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	500 SF	5	7179877
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	350 SF	4	7133464
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	2,200 SF	11	7133478
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	850 SF	5	7179872
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	850 SF	5	7133466
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	850 SF	10	7179871
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,200 SF	8	7133500

Component Condition Report | Municipal Golf Course Facilities / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	3	40	7133473
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	450 SF	10	7179587
Interiors						

Component Condition Report | Municipal Golf Course Facilities / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Excellent	Toilet Partitions, Metal	5	20	7133506
C2010	Restrooms	Excellent	Wall Finishes, Ceramic Tile	660 SF	40	7133468
C2030	Restrooms	Excellent	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	450 SF	10	7133483
C2050	Throughout	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	10	7179879
Plumbing						
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	4	30	7133470
D2010	Throughout	Excellent	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	450 SF	40	7179873
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	3	30	7133490
D2010	Restrooms	Excellent	Urinal, Standard	2	30	7133507
Electrical						
D5020	Throughout	Excellent	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	450 SF	40	7179528
D5040	Restrooms	Excellent	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	450 SF	20	7133476

Component Condition Report | Municipal Golf Course Facilities / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	6	7133481
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	350 SF	20	7133463
F1020	Golf shed/ Golf Practice Ranges	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	3,900 SF	19	7133480
Pedestrian Plazas & Walkways						
G2020	Near Pro Shop	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	1,022 SF	2	7133482
G2020	Near Pro Shop	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	1,022 SF	5	7179525
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,502 SF	15	7133497
G2030	Maintenance shed	Poor	Sidewalk, Concrete, Large Areas	1,200 SF	1	7133460

Component Condition Report | Municipal Golf Course Facilities / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Golf shed/ Golf Practice Ranges	Fair	Sidewalk, Concrete, Large Areas	7,580 SF	14	7133477
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133485
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133475
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133501
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	7	7133471
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	8	7133498
Sitework						
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7133489
G2060	Golf course	Poor	Fences & Gates, Fence, Chain Link 8'	1,500 LF	2	7133469
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	980 LF	17	7133499
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	150 LF	25	7133504
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7133472
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	715,520 SF	12	7177781

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Municipal Golf Course Facilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Municipal Golf Course Facilities / Maintenance Shed	$0	$0	$0	$0	$0	$64,963	$9,237	$0	$4,900	$0	$20,511	$0	$0	$0	$0	$35,503	$0	$0	$0	$0	$19,212	**$154,326**
Municipal Golf Course Facilities / Pro Shop	$0	$0	$0	$0	$3,809	$55,383	$9,237	$0	$8,292	$0	$78,344	$63,427	$0	$0	$45,962	$35,028	$0	$0	$0	$0	$0	**$299,483**
Municipal Golf Course Facilities / Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,887	**$52,479**
Municipal Golf Course Facilities / Site	$0	$16,549	$64,832	$0	$0	$0	$11,724	$174,661	$179,035	$0	$0	$586,908	$1,518,668	$0	$158,015	$114,883	$0	$61,375	$0	$508,695	$23,511	**$3,418,855**
Grand Total	**$0**	**$16,549**	**$64,832**	**$0**	**$3,809**	**$120,346**	**$30,199**	**$174,661**	**$192,227**	**$0**	**$120,449**	**$650,335**	**$1,518,668**	**$0**	**$203,977**	**$185,414**	**$0**	**$61,375**	**$0**	**$508,695**	**$73,609**	**$3,925,144**

Municipal Golf Course Facilities

Municipal Golf Course Facilities / Maintenance Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building exterior	7179582	Storefront, Glazing & Framing, Replace	30	15	15	100	SF	$55.00	$81.82	$8,182																$8,182						**$8,182**
B2050	Building Exterior	7133474	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	2	EA	$1,300.00	$1,934.01	$3,868									$3,868												**$3,868**
B2050	Building Exterior	7133492	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	1	EA	$4,400.00	$6,545.88	$6,546											$6,546										**$6,546**
B3010	Roof	7133484	Roofing, Modified Bitumen, Replace	20	15	5	2790	SF	$10.00	$14.88	$41,507						$41,507															**$41,507**
B3060	Roof	7133491	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736							$7,736														**$7,736**
C2010	Throughout	7179875	Wall Finishes, Ceramic Tile, Replace	40	25	15	400	SF	$18.00	$26.78	$10,711															$10,711						**$10,711**
C2010	Throughout	7179874	Wall Finishes, any surface, Prep & Paint	10	5	5	1745	SF	$1.50	$2.23	$3,894						$3,894									$3,894						**$7,788**
C2030	Throughout building	7133495	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1430	SF	$5.00	$7.44	$10,637						$10,637														$10,637	**$21,274**
D5040	Throughout	7179530	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2790	SF	$2.10	$3.12	$8,716											$8,716										**$8,716**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$56,038**	**$7,736**	**$0**	**$3,868**	**$0**	**$15,262**	**$0**	**$0**	**$0**	**$0**	**$22,788**	**$0**	**$0**	**$0**	**$0**	**$10,637**	**$116,329**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$64,963**	**$9,237**	**$0**	**$4,900**	**$0**	**$20,511**	**$0**	**$0**	**$0**	**$0**	**$35,503**	**$0**	**$0**	**$0**	**$0**	**$19,212**	**$154,326**

Municipal Golf Course Facilities / Pro Shop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7133465	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2400	SF	$3.00	$4.46	$10,711						$10,711										$10,711						**$21,423**
B2020	Building Exterior	7133486	Storefront, Glazing & Framing, Replace	30	16	14	330	SF	$55.00	$81.82	$27,002															$27,002						**$27,002**
B2050	Building Exterior	7133505	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736							$7,736														**$7,736**
B3010	Roof	7179586	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	2200	SF	$17.00	$25.29	$55,640											$55,640										**$55,640**
C2010	Throughout	7179876	Wall Finishes, any surface, Prep & Paint	10	5	5	1275	SF	$1.50	$2.23	$2,845						$2,845										$2,845						**$5,690**
C2030	Throughout	7179877	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	500	SF	$12.00	$17.85	$8,926						$8,926										$8,926						**$17,852**
C2030	Throughout building	7133464	Flooring, Carpet, Commercial Tile, Replace	10	6	4	350	SF	$6.50	$9.67	$3,385					$3,385										$3,385						**$6,769**
C2050	Throughout building	7133478	Ceiling Finishes, Wood Paneling, Replace	30	19	11	2200	SF	$14.00	$20.83	$45,821													$45,821								**$45,821**
D2010	Throughout	7179872	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	35	5	850	SF	$7.00	$10.41	$8,852						$8,852															**$8,852**
D5020	Throughout building	7133466	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	35	5	850	SF	$13.00	$19.34	$16,439						$16,439															**$16,439**
D5040	Throughout	7179871	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	850	SF	$2.10	$3.12	$2,656												$2,656									**$2,656**
D7030	Throughout building	7133500	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	2200	SF	$2.00	$2.98	$6,546										$6,546											**$6,546**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$3,385**	**$47,774**	**$7,736**	**$0**	**$6,546**	**$0**	**$58,296**	**$45,821**	**$0**	**$0**	**$30,386**	**$22,483**	**$0**	**$0**	**$0**	**$0**	**$0**	**$222,426**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$3,809**	**$55,383**	**$9,237**	**$0**	**$8,292**	**$0**	**$78,344**	**$63,427**	**$0**	**$0**	**$45,962**	**$35,028**	**$0**	**$0**	**$0**	**$0**	**$0**	**$299,483**

Municipal Golf Course Facilities / Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	Roof	7179587	Roofing, Modified Bitumen, Replace	20	10	10	450	SF	$10.00	$14.88	$6,695											$6,695										**$6,695**
C1090	Restrooms	7133506	Toilet Partitions, Metal, Replace	20	0	20	5	EA	$850.00	$1,264.55	$6,323																					$6,323	**$6,323**
C2030	Restrooms	7133483	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	0	10	450	SF	$12.00	$17.85	$8,034											$8,034										$8,034	**$16,067**
C2050	Throughout	7179879	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	450	SF	$2.00	$2.98	$1,339											$1,339										$1,339	**$2,678**
D5040	Restrooms	7133476	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	0	20	450	SF	$2.10	$3.12	$1,406																					$1,406	**$1,406**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,067**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$17,101**	**$33,168**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$21,593**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,887**	**$52,479**

Municipal Golf Course Facilities / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7133481	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$6,600.00	$9,818.82	$9,819								$9,819													**$9,819**
F1020	Golf shed/ Golf Practice Ranges	7133480	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	11	19	3900	SF	$50.00	$74.39	$290,102																				$290,102		**$290,102**
F1020	Site	7133463	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	350	SF	$25.00	$37.19	$13,017																					$13,017	**$13,017**
G2020	Near Pro Shop	7133482	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	1022	SF	$3.50	$5.21	$5,322			$5,322																			**$5,322**

Replacement Reserves Report

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Near Pro Shop	7179525	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	1022	SF	$0.45	$0.67	$684								$684					$684					$684				**$2,053**
G2030	Maintenance shed	7133460	Sidewalk, Concrete, Large Areas, Replace	50	49	1	1200	SF	$9.00	$13.39	$16,067		$16,067																				**$16,067**
G2030	Golf shed/ Golf Practice Ranges	7133477	Sidewalk, Concrete, Large Areas, Replace	50	36	14	7580	SF	$9.00	$13.39	$101,491															$101,491							**$101,491**
G2030	Site	7133497	Sidewalk, Brick/Masonry Pavers, Replace	30	15	15	1502	SF	$33.00	$49.09	$73,739																$73,739						**$73,739**
G2050	Site	7133471	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	43	7	1	EA	$95,000.00	$141,331.50	$141,332								$141,332														**$141,332**
G2050	Site	7133498	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	42	8	1	EA	$95,000.00	$141,331.50	$141,332									$141,332													**$141,332**
G2050	Site	7133485	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2050	Site	7133475	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2050	Site	7133501	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2060	Golf course	7133469	Fences & Gates, Fence, Chain Link 8', Replace	40	38	2	1500	LF	$25.00	$37.19	$55,789			$55,789																			**$55,789**
G2060	Site	7133489	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,487.70	$1,488															$1,488							**$1,488**
G2060	Site	7133472	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,487.70	$1,488															$1,488							**$1,488**
G2060	Site	7133499	Fences & Gates, Fence, Chain Link 8', Replace	40	23	17	980	LF	$25.00	$37.19	$36,449																		$36,449				**$36,449**
G2080	site	7177781	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	8	12	715520	SF	$1.00	$1.49	$1,064,479													$1,064,479									**$1,064,479**
Totals, Unescalated												**$0**	**$16,067**	**$61,110**	**$0**	**$0**	**$0**	**$9,819**	**$142,016**	**$141,332**	**$0**	**$0**	**$423,995**	**$1,065,163**	**$0**	**$104,466**	**$73,739**	**$0**	**$37,133**	**$0**	**$290,102**	**$13,017**	**$2,377,959**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$16,549**	**$64,832**	**$0**	**$0**	**$0**	**$11,724**	**$174,661**	**$179,035**	**$0**	**$0**	**$586,908**	**$1,518,668**	**$0**	**$158,015**	**$114,883**	**$0**	**$61,375**	**$0**	**$508,695**	**$23,511**	**$3,418,855**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133481	D2010	**Backflow Preventer**	Domestic Water	4 IN	Municipal Golf Course Facilities / Site	Site	Inaccessible	Inaccessible	Inaccessible		000130	

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133485	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000134	
2	7133475	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000125	
3	7133501	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000101	
4	7133471	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000124	
5	7133498	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	250	Municipal Golf Course Facilities / Site	Site					000249	

Appendix H:
Energy Conservation Measures Calculations

Propert of All ig ts eser e

UIC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Municipal Golf Course Facilities
Attributes:	Replace HID (5x) ;

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	1	5	30	70,434	$21,130.20	$983.48

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	5	5	70,434	$21,130	$983
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	0	0	0	0	$0	$0
Linear Fluorescent	T12	0	0	0	0	$0	$0
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment		**Equipment Rentals**	
Material Cost	$42,900.00	Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$5,187.60	Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30 $/kWh	Estimated Annual Energy Savings:	70,434
		Estimated Demand Savings:	14
Hourly Labor Rate For Electrician:	$72.05	Estimated Annual Energy Cost Savings:	$21,130
Budgeted Initial Investment:	$48,088	Estimated Annual O&M Cost Savings:	$983
Estimated Return on Investment: *(Including O&M Savings)*	2.17 Years	Estimated Annual Cost Savings:	$22,114

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	luni ipal olf ourse Fa ilitie	Interior		olf ourse	olf ourse	olf ourse	-	1	Timer	HID	MH	MH450	30				5	No	20	5,460	73,710

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Dawson Avenue Park Tennis Complex
201 Dawson Avenue
Glendora, California 91740

PREPARED BY:
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BV CONTACT:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Tennis Complex
Number of Buildings	None
Main Address	201 Dawson Avenue, Glendora, California 91740
Site Developed	1967 Renovated 2003
Site Area	1.61 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

The Dawson Avenue Park Tennis Complex was originally constructed in 1967. It was renovated during the construction of the Crowther Tenn and Family Center in 2003.

Amenities and General Site

The tennis complex includes the tennis courts and nets, metal benches, trash receptacles, surrounding fencing, and pole lights. There is an asphalt paved parking lot to the west of the complex that exhibits significant areas of alligator cracking. Replacement of the pavement is recommended. The parking lot also has a carport structure that has solar panels on the roof. The inverter for the solar panels is located at the Crowther Tenn and Family Center. Little to no cracking was observed on the concrete sidewalks. The tennis court surfaces are in good condition with a few isolated areas of cracking that can be repaired as part of the overall routine maintenance program. The netting on the surrounding fencing is torn in a few isolated areas. The other site elements including the benches and trash receptacles are in overall fair condition.

Architectural

There are no buildings on this property.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The tennis court pole lights have been fitted with LED bulbs. They are controlled by a main switchboard on the southeastern corner of the property. The switchboard appears to be in overall fair condition with no reported issues.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

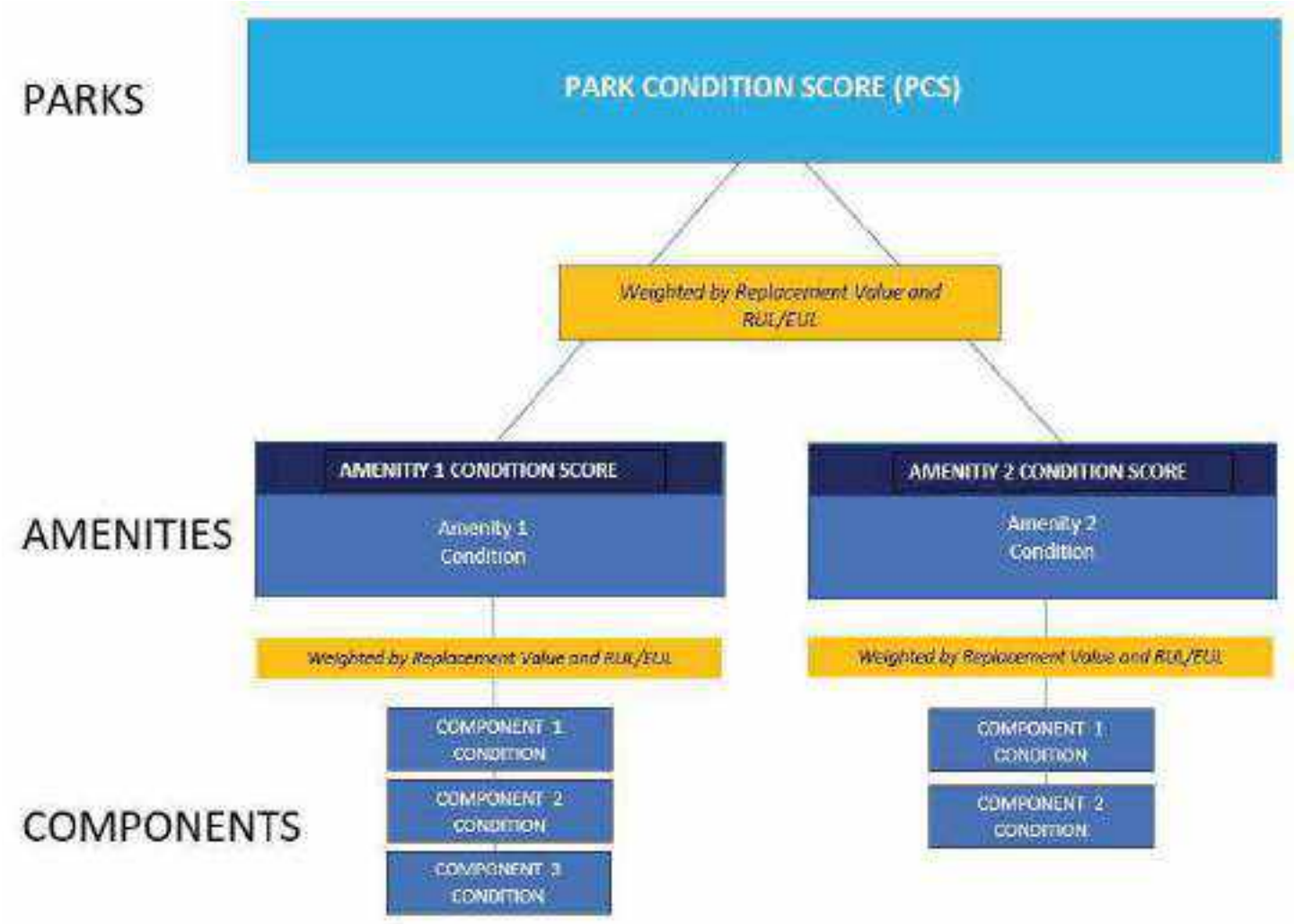
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Dawson Avenue Park Tennis Complex	OVERALL CONDITION SCORE **55**	TOTAL ACRES: REPLACEMENT VALUE: $ 908,590 REMAINING VALUE: $ 502,192 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Dawson Avenue Park Tennis Complex	COND. SCORE **62**	REPLACEMENT VALUE: $ 317,190 REMAINING VALUE: $ 196,638
Parking Lot	COND. SCORE **52**	REPLACEMENT VALUE: $ 542,900 REMAINING VALUE: $ 281,220
General Site	COND. SCORE **50**	REPLACEMENT VALUE: $ 48,500 REMAINING VALUE: $ 24,334

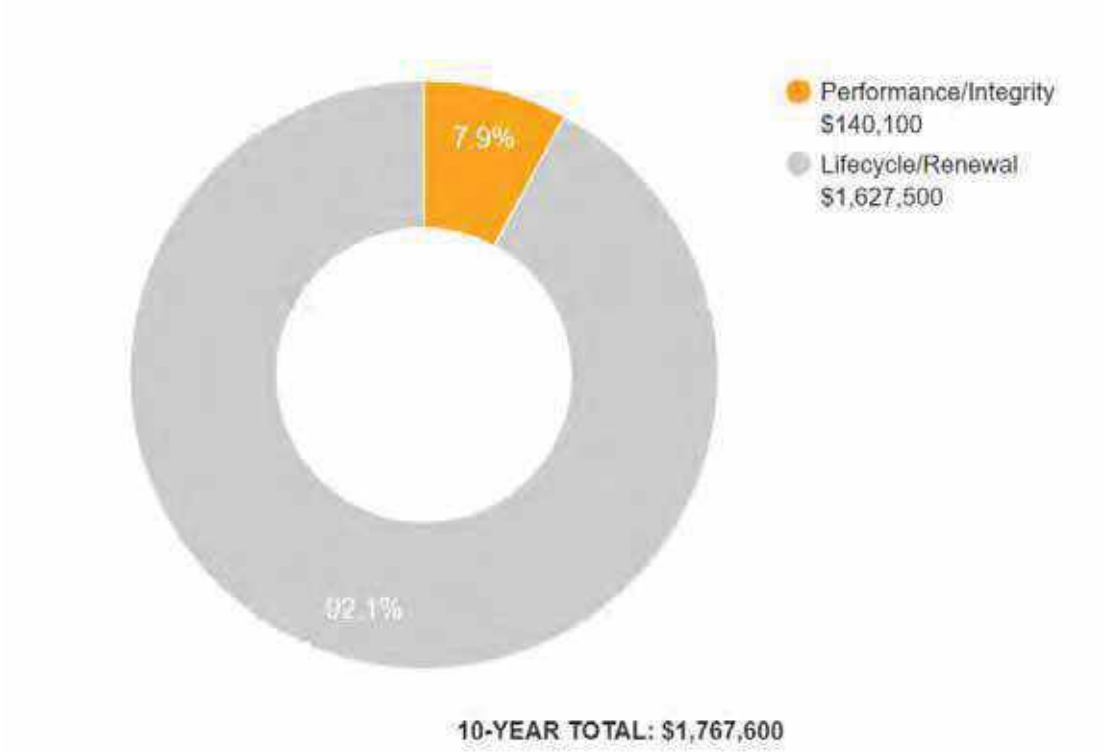
Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Parking Lots in Poor Condition.

Pavement, Asphalt
Dawson Avenue Park Tennis Complex Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $66,200

$$$$

Parking Lot appears to be about twenty years old with alligator cracking throughout. Replacement recommended. - AssetCALC ID: 7131328

Sports Apparatus in Poor Condition.

Baseball/Football, Protective Netting
Dawson Avenue Park Tennis Complex Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

$$$$

Netting tears in tennis fencing. Repair is recommended. - AssetCALC ID: 7040675

Tennis Courts

Tennis Courts

Amenity Type	Tennis Courts		
Amenity Location	Park center		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Fences and Gates	Fence, Chain Link 8', Replace	815 LF	Fair
Sports Apparatus	Baseball/Football, Protective Netting, Replace	250 SF	Poor
Pole Light Fixture with Lamps	Any type 30' High, with LED Replacement, Replace/Install	6 EA	Fair
Athletic Surfaces and Courts	Tennis/Volleyball, Rubber-Acrylic with Integral Color, Resurface	42670 SF	Good
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	11 EA	Fair
Switchboard	120/240 V, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Protective net tearing		

Parking Lot

Parking Lot

Amenity Type	Parking area		
Amenity Location	West of tennis complex		
Overall Condition	Poor		
Parking Spaces	26 spaces in asphalt lot; none of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Solar Power	Photovoltaic (PV) Panel, 24 square feet, Replace	182 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	14000 SF	NA
Parking Lots	Pavement, Asphalt, Mill and Overlay	14000 SF	Poor
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Standard, Replace	3200 SF	Good
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Asphalt pavement alligator cracking		

General Site

General Site

Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Park Bench	Metal Powder-Coated, Replace	3 EA	Fair
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	3800 SF	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	3 EA	Fair
Landscaping and Topography	Limited landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 1967 and substantially renovated in 2003.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park was reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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 the system's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Dawson Avenue Park Tennis Complex with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter.

Data Limitation:

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	None
Number of domestic water meter observed	None

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
Average Rate	Average Rate	Blended Rate
$0.30/kWh	NA	NA

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. Bureau Veritas will complete energy benchmarking on receipt of the actual data from the housing authority.

Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Dawson Avenue Park Tennis Complex. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

The only energy components at this property are the surrounding pole lights which already utilize LED bulbs. Therefore, Bureau Veritas has evaluated zero Energy Conservation Measures (ECMs) for this property.

9. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

10. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dawson Avenue Park Tennis Complex, 201 Dawson Avenue, Glendora, California 91740, 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.

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.

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 an 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.

Prepared by: Carl Alejandro,
Project Manager

Reviewed by:

Usama Anwar

Usama Anwar,
Technical Report Reviewer for
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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - DAWSON AVENUE TENNIS COURTS

2 - DAWSON AVENUE PICKLEBALL COURTS

3 - TENNIS COURT MAIN ENTRANCE

4 - TENNIS COURT PARKING LOT

5 - SITE CONCRETE PAVED SIDEWALK

6 - PARKING LOT CARPORT STRUCTURE

Photographic Overview

7 - PARKING LOT POLE LIGHT

8 - TENNIS COURT POLE LIGHT

9 - DAWSON PARK MAIN SWITCHBOARD

10 - TENNIS COURTS CHAIN LINK FENCING

11 - TENNIS COURT METAL BENCHES

12 - TENNIS COURT TRASH RECEPTACLE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-021.379	Dawson Avenue Park Tennis Complex
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Dawson Avenue Park Tennis Complex

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: November 5, 2023

Phone Number: 626.672.6306

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: 1967	Renovated: 2003	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Dawson Avenue Park Tennis Complex

BV Project Number: 158691.23R000-021.379

Abbreviated Accessibility Checklist					
Facility History and 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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

SECOND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Accessible parking is shared with Crowther Tenn and Family Center
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

SECOND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Dawson Avenue Park Tennis Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Carport	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	182	10	7128923
D5020	Site	Fair	Switchboard, 120/240 V	1	20	7040679
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	3,200 SF	20	7040680
Pedestrian Plazas & Walkways						
G2020	Parking lot	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,000 SF	5	7131329
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,000 SF	2	7131328
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,800 SF	25	7131330
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Sports Apparatus, Baseball/Football, Protective Netting	250 SF	2	7040675
G2050	Tennis Courts	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	42,670 SF	7	7128920
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	11	10	7036277
Sitework						
G2060	Replace	Fair	Fences & Gates, Fence, Chain Link 8'	815 LF	20	7128921
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040671
G2060	Tennis Courts	Fair	Park Bench, Metal Powder-Coated	1	10	7040681
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040678
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040683
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040673
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040669
G2060	Tennis Courts	Fair	Park Bench, Metal Powder-Coated	1	10	7040667
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040665
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040677

Component Condition Report | Dawson Avenue Park Tennis Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040668
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040682
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040672
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	10	7040670
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040676
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040674
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	10	7040666

Appendix F:
Replacement Reserves

Replacement Reserves Report

Dawson Avenue Park Tennis Complex

1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Dawson Avenue Park Tennis Complex	$0	$0	$71,611	$0	$0	$0	$0	$329,268	$0	$0	$719,365	$0	$12,126	$8,327	$0	$0	$0	$444,740	$0	$0	$549,521	**$2,134,958**
Grand Total	**$0**	**$0**	**$71,611**	**$0**	**$0**	**$0**	**$0**	**$329,268**	**$0**	**$0**	**$719,365**	**$0**	**$12,126**	**$8,327**	**$0**	**$0**	**$0**	**$444,740**	**$0**	**$0**	**$549,521**	**$2,134,958**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5010	Carport	7128923	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	182	EA	$1,800.00	$2,430.00	$442,260											$442,260												**$442,260**
D5020	Site	7040679	Switchboard, 120/240 V, Replace	40	20	20	1	EA	$45,000.00	$60,750.00	$60,750																						$60,750	**$60,750**
F1020	Site	7040680	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	10	20	3200	SF	$50.00	$67.50	$216,000																						$216,000	**$216,000**
G2020	Parking lot	7131328	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	14000	SF	$3.50	$4.73	$66,150			$66,150																				**$66,150**
G2020	Parking lot	7131329	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	14000	SF	$0.45	$0.61	$8,505								$8,505															**$25,515**
G2050	Site	7040675	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	13	2	250	SF	$4.00	$5.40	$1,350			$1,350																				**$2,700**
G2050	Tennis Courts	7128920	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	3	7	42670	SF	$4.50	$6.08	$259,220								$259,220															**$518,441**
G2050	Site	7036277	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	10	10	11	EA	$1,400.00	$1,890.00	$20,790											$20,790												**$20,790**
G2060	Site	7040671	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Tennis Courts	7040681	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040678	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Tennis Courts	7040667	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040665	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040683	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Site	7040673	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Site	7040669	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Replace	7128921	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	815	LF	$25.00	$33.75	$27,506																						$27,506	**$27,506**
G4050	Site	7040670	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$4,000.00	$5,400.00	$5,400											$5,400												**$5,400**
G4050	Site	7040666	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$4,000.00	$5,400.00	$5,400											$5,400												**$5,400**
G4050	Site	7040677	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040668	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040682	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040672	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040676	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040674	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
Totals, Unescalated												**$0**	**$0**	**$67,500**	**$0**	**$0**	**$0**	**$0**	**$267,725**	**$0**	**$0**	**$535,275**	**$0**	**$8,505**	**$5,670**	**$0**	**$0**	**$0**	**$269,075**	**$0**	**$0**	**$304,256**	**$1,458,007**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$71,611**	**$0**	**$0**	**$0**	**$0**	**$329,268**	**$0**	**$0**	**$719,365**	**$0**	**$12,126**	**$8,327**	**$0**	**$0**	**$0**	**$444,740**	**$0**	**$0**	**$549,521**	**$2,134,958**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Fences & Gates	Fence, Chain Link 8'	Replace	Replace	Fair	34.1184408253295	-117.867162917	https://www.google.com/maps?q=34.1184408253295,-117.867162917	Lifecycle/Renewal		20	40	20	815	27.075	22066.125		Dawson Avenue Park Tennis Complex	7128921
Sports Apparatus	Baseball/Football, Protective Netting	Replace	Site	Poor	34.117777	-117.866975	https://www.google.com/maps?q=+34.117777,-117.866975	Performance/Integrity	Sports Apparatus, Baseball/Football, Protective Netting, Replace	13	15	2	250	4.332	1083		Dawson Avenue Park Tennis Complex	7040675
Solar Power	Photovoltaic (PV) Panel, 24 SF	Replace	Carport	Fair	34.1183115658305	-117.867547098	https://www.google.com/maps?q=34.1183115658305,-117.867547098	Lifecycle/Renewal		10	20	10	182	1949.4	354790.8		Dawson Avenue Park Tennis Complex	7128923
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117808	-117.867001	https://www.google.com/maps?q=+34.117808,-117.867001	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002325	Dawson Avenue Park Tennis Complex	7040677
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot	NA	34.1181583763621	-117.867594476	https://www.google.com/maps?q=34.1181583763621,-117.867594476	Lifecycle/Renewal		0	5	5	14000	0.48735	6822.9		Dawson Avenue Park Tennis Complex	7131329
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118525	-117.867138	https://www.google.com/maps?q=+34.118525,-117.867138	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002323	Dawson Avenue Park Tennis Complex	7040668
Athletic Surfaces & Courts	Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Courts	Good	34.1180972378869	-117.867179635	https://www.google.com/maps?q=34.1180972378869,-117.867179635	Lifecycle/Renewal		3	10	7	42670	4.8735	207952.245		Dawson Avenue Park Tennis Complex	7128920
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Site	Fair	34.118106	-117.867418	https://www.google.com/maps?q=+34.118106,-117.867418	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	10	20	10	11	1516.2	16678.2		Dawson Avenue Park Tennis Complex	7036277
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot	Poor	34.1180030276304	-117.867575261	https://www.google.com/maps?q=34.1180030276304,-117.867575261	Performance/Integrity		23	25	2	14000	3.7905	53067		Dawson Avenue Park Tennis Complex	7131328
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118419	-117.867501	https://www.google.com/maps?q=+34.118419,-117.867501	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002330	Dawson Avenue Park Tennis Complex	7040682
Switchboard	120/240 V	Replace	Site	Fair	34.117726	-117.866909	https://www.google.com/maps?q=+34.117726,-117.866909	Lifecycle/Renewal	Switchboard, 120/240 V, 600 AMP, Replace	20	40	20	1	48735	48735	002293	Dawson Avenue Park Tennis Complex	7040679
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117775	-117.867329	https://www.google.com/maps?q=+34.117775,-117.867329	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002321	Dawson Avenue Park Tennis Complex	7040672
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.118299	-117.866826	https://www.google.com/maps?q=+34.118299,-117.866826	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1	002338	Dawson Avenue Park Tennis Complex	7040671
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117774	-117.867496	https://www.google.com/maps?q=+34.117774,-117.867496	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10	1	4332	4332	002320	Dawson Avenue Park Tennis Complex	7040670
Sidewalk	Concrete, Large Areas	Replace	Site	Fair	34.1177675015285	-117.867129136	https://www.google.com/maps?q=34.1177675015285,-117.867129136	Lifecycle/Renewal		25	50	25	3800	9.747	37038.6		Dawson Avenue Park Tennis Complex	7131330
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117834	-117.866882	https://www.google.com/maps?q=+34.117834,-117.866882	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002326	Dawson Avenue Park Tennis Complex	7040676
Park Bench	Metal Powder-Coated	Replace	Tennis Courts	Fair	34.118280	-117.867439	https://www.google.com/maps?q=+34.118280,-117.867439	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1	002319	Dawson Avenue Park Tennis Complex	7040681
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117993	-117.867467	https://www.google.com/maps?q=+34.117993,-117.867467	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1	002349	Dawson Avenue Park Tennis Complex	7040678
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.118235	-117.867457	https://www.google.com/maps?q=+34.118235,-117.867457	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2	002331	Dawson Avenue Park Tennis Complex	7040683
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118516	-117.866940	https://www.google.com/maps?q=+34.118516,-117.866940	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581	002409	Dawson Avenue Park Tennis Complex	7040674
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.118091	-117.866814	https://www.google.com/maps?q=+34.118091,-117.866814	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2	002294	Dawson Avenue Park Tennis Complex	7040673
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.117867	-117.866916	https://www.google.com/maps?q=+34.117867,-117.866916	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2	002327	Dawson Avenue Park Tennis Complex	7040669
Park Bench	Metal Powder-Coated	Replace	Tennis Courts	Fair	34.118019	-117.866927	https://www.google.com/maps?q=+34.118019,-117.866927	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1	002328	Dawson Avenue Park Tennis Complex	7040667
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.118118	-117.867421	https://www.google.com/maps?q=+34.118118,-117.867421	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1	002332	Dawson Avenue Park Tennis Complex	7040665
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Standard	Replace	Site	Good	34.118186	-117.867500	https://www.google.com/maps?q=+34.118186,-117.867500	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	10	30	20	3200	54.15	173280	002318	Dawson Avenue Park Tennis Complex	7040680
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118144	-117.867556	https://www.google.com/maps?q=+34.118144,-117.867556	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10	1	4332	4332	002324	Dawson Avenue Park Tennis Complex	7040666

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040679	D5020	**Switchboard**	120/240 V	600 AMP	Dawson Avenue Park Tennis Complex	Site	GTE Sylvania	No dataplate	No dataplate	2003	002293	

Appendix I:
Energy Conservation Measures Calculations

Note: The only energy components at this property are the surrounding pole lights which already utilize LED bulbs. Therefore, Bureau Veritas has evaluated zero Energy Conservation Measures (ECMs) for this property.

Appendix J:
Lighting System Schedule

Note: Since all the lighting in the facility is LED, the lighting system schedule is not available for this facility.

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Arboretum Park
201 West Gladstone Street
Glendora, California 91741

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BV PROJECT #:

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ON SITE DATE:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Mini Park
Number of Buildings	None
Main Address	201 West Gladstone Street, Glendora, California 91741
Site Developed	2017
Site Area	1.78 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

Arboretum Park was developed in 2017. It is a small botanical garden that covers an estimated land area of 1.78 acres.

Amenities and General Site

The community park is mostly planted with some larger trees, plants, shrubs, and a small hedge maze. The site area of the park is furnished with precast concrete benches, picnic tables and precast trash receptacles. There are unpaved tracks with a drinking fountain in the middle of the park. The site boundaries are fenced by chain-link fencing. The other assets identified at the site include a park entrance monument sign, a pole-mounted regulatory signage, and an informational signage. Overall, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

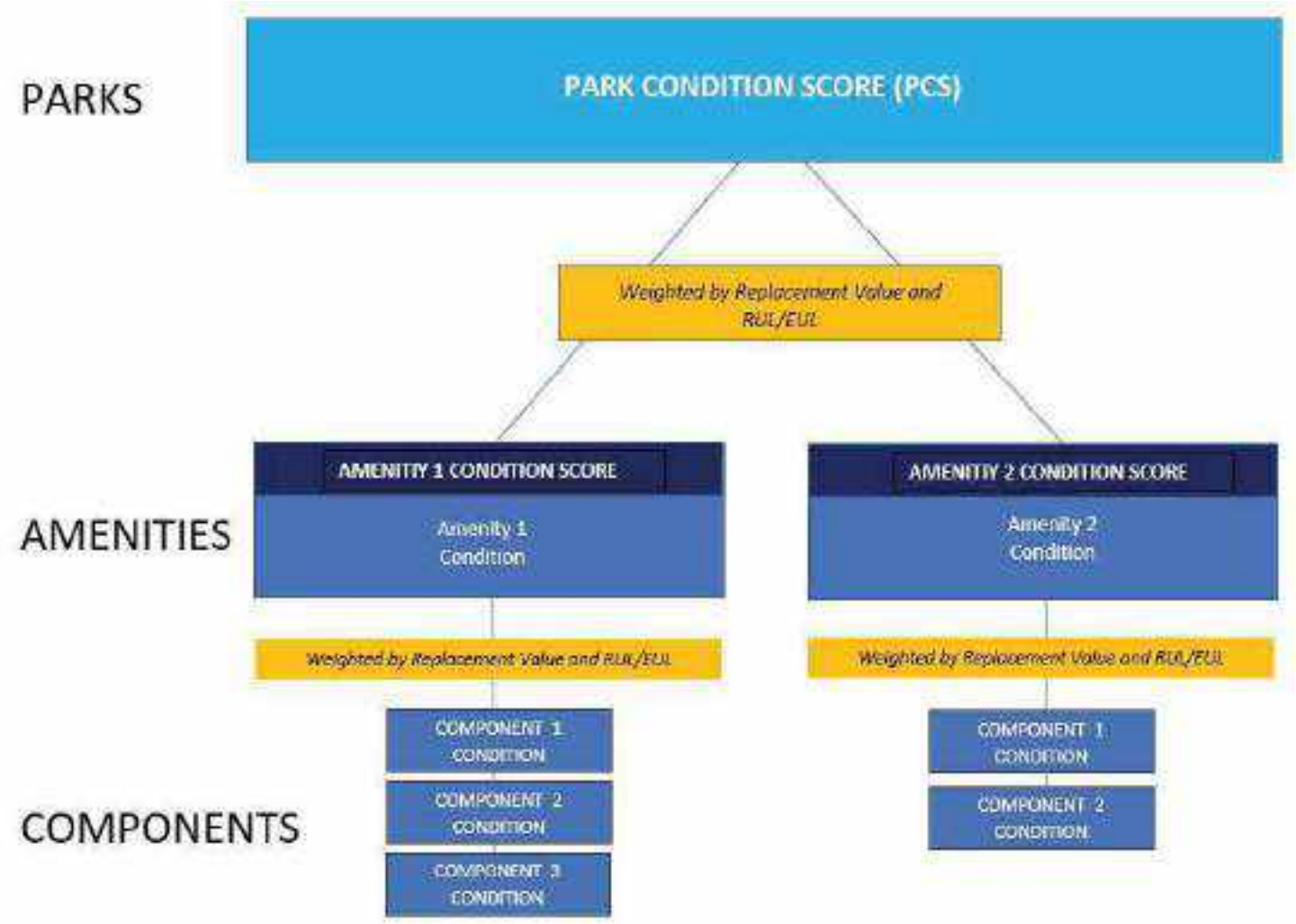
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

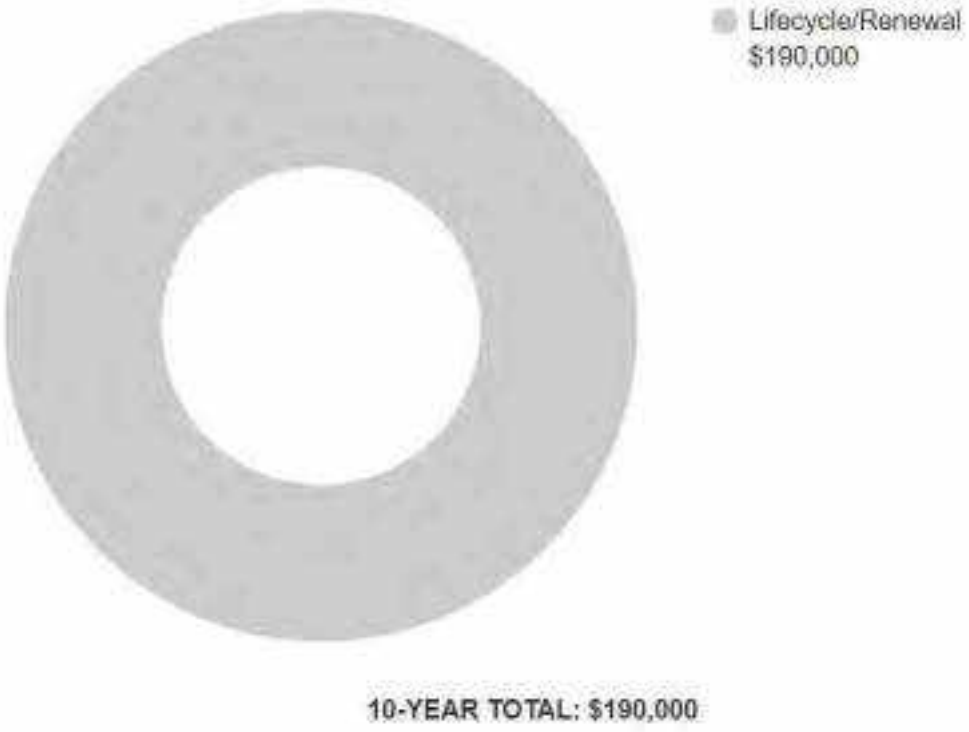
Arboretum Park	OVERALL CONDITION SCORE: **73**	TOTAL ACRES: REPLACEMENT VALUE: **$ 236,180** REMAINING VALUE: **$ 172,862** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE: **73**	REPLACEMENT VALUE: **$ 236,180** REMAINING VALUE: **$ 172,862**

Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV observed no key findings for this property.

General Site

General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Good		
Co ponent	*escription*	*uantit*	*Con ition*
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	3 EA	Good
Fences and Gates	Fence, Chain Link 6', Replace	1000 LF	Good
Park Bench	Precast Concrete, Replace	3 EA	Good
Sidewalk	Concrete, Large Areas, Replace	600 SF	Good
Landscaping	Planting Beds, Shrubs and Perennials, Basic, Replace	2000 SF	Fair
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace	1 EA	Fair
Bollard	Concrete or Metal, Replace	4 EA	Good
Signage	Property, Monument, Replace/Install	1 EA	Fair

General Site			
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Trail	Aggregate/Stone, Surface Gravel, Replenish	17200 SF	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Good
Backflow Preventer	Domestic Water, Replace	1 EA	Good
Storm Drainage Components	Drainage Swale, Concrete, Replace/Install	3120 LF	Good
Irrigation System	Control Panel, Replace	1 EA	Fair
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Fair
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace/Install	1 EA	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Drainage Swale		
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	No key issues observed		

3. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 2017. The park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Arboretum Park: Accessibility Summary

acilit	*ear uilt eno ate*	*Prior Stu Pro i e*	*a or o erate ssues Obser e*
General Site	2017	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Arboretum Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence, energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

9. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measures plans can be evaluated for the facility.

10. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Arboretum Park, 201 West Gladstone Street, Glendora, California 91741, 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.

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.

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 an 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.

Prepared by: Usama Anwar,
Project Manager

Reviewed by:

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Technical Report Reviewer for
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Program Manager
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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory

Appendix A:
Photographic Record

Photographic Overview

1 - MAIN ENTRANCE

2 - MONUMENT SIGNAGE

3 - POLE-MOUNTED SIGNAGE

4 - DRAINAGE SWALE

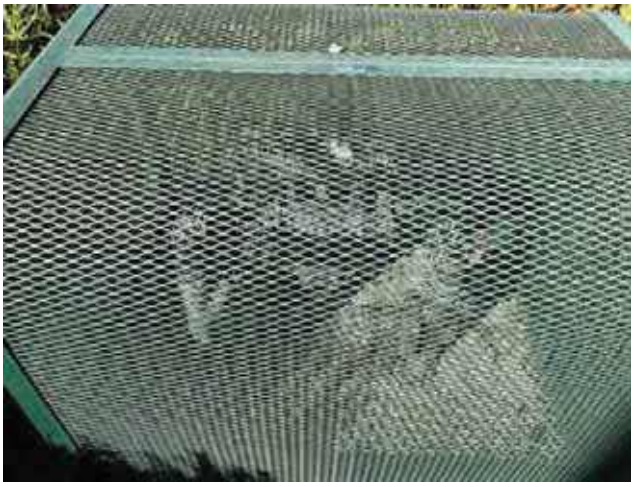
5 - METAL BOLLARD

6 - PRECAST CONCRETE BENCH

Photographic Overview

7 - TRASH RECEPTACLE

8 – PRECAST PICNIC TABLE



9 - BACKFLOW PREVENTER

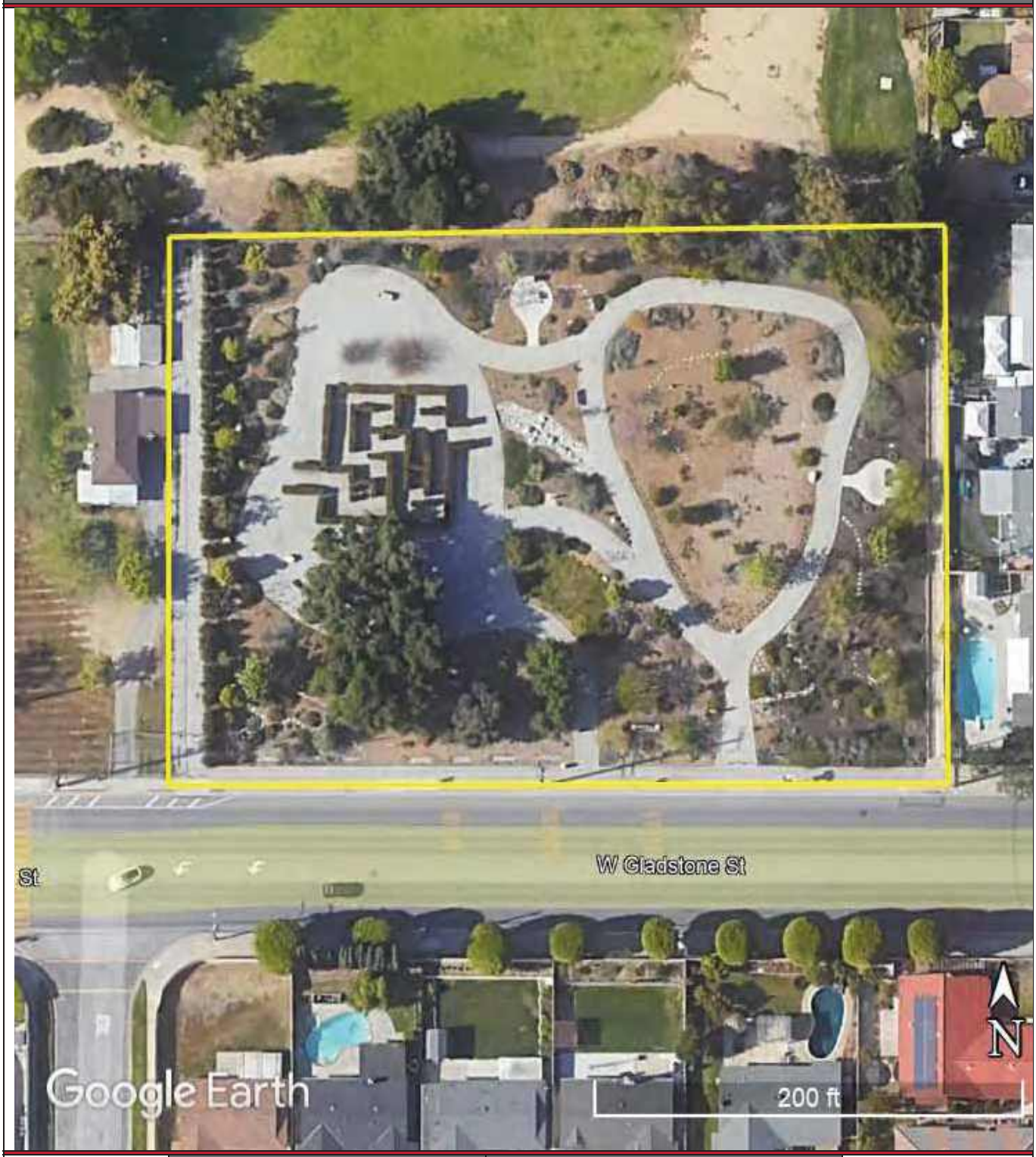
10 - DRINKING FOUNTAIN

11 - IRRIGATION CONTROL PANEL

12 - CHAIN-LINK FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-022.379	Arboretum Park
Source	**On-Site Date**
Google	November 8, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Arboretum Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.676.6311

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	Renovated	YOC - 2017
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Arboretum Park

BV Project Number: 158691.23R000-022.379

Facility History & Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

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

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *e in ings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | Arboretum Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site - Central trail	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7052050
D2010	Site	Good	Backflow Preventer, Domestic Water	1	24	7052062
Pedestrian Plazas & Walkways						
G2020	Site- Trail	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	17,200 SF	3	7052065
G2030	Site	Good	Sidewalk, Concrete, Large Areas	300 SF	44	7052054
G2030	Site- N Trail	Good	Sidewalk, Concrete, Large Areas	300 SF	44	7052059
Sitework						
G2060	Site- E Trail	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052063
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,000 LF	34	7052045
G2060	Site - Central trail	Good	Park Bench, Precast Concrete	1	19	7052043
G2060	Site- E Trail	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052047
G2060	Site- W Gladstone Entrance	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted	1	14	7052055
G2060	Site- W Gladstone Entrance	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052053
G2060	Site- W Gladstone Center Entrance	Good	Bollard, Concrete or Metal	2	24	7052051
G2060	Site- W Gladstone Entrance	Fair	Signage, Property, Monument, Replace/Install	1	14	7052048
G2060	Site- E Trail	Good	Picnic Table, Precast Concrete	1	19	7052044
G2060	Site- W Gladstone West Entrance	Good	Bollard, Concrete or Metal	2	24	7052060
G2060	Site- E Trail	Good	Park Bench, Precast Concrete	1	19	7052066
G2060	Site- E Trail	Good	Picnic Table, Precast Concrete	1	19	7052049
G2060	Site- W Gladstone Entrance	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	14	7052058
G2060	Site - Central trail	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	14	7052056
G2060	Site- E Trail	Good	Park Bench, Precast Concrete	1	19	7052057
G2080	Site	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	2,000 SF	3	7052064

Component Condition Report | Arboretum Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Fair	Irrigation System, Control Panel	1	9	7052046
Utilities						
G3030	Site- East	Good	Storm Drainage Components, Drainage Swale, Concrete, Replace/Install	3,120 LF	24	7052061

Appendix F:
Replacement Reserves

Replacement Reserves Report

Arboretum Park

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Arboretum Park	$0	$0	$0	$79,778	$0	$0	$0	$0	$51,304	$15,148	$43,688	$0	$0	$59,476	$11,231	$0	$0	$53,731	$68,949	$22,725	$0	**$406,030**
Grand Total	**$0**	**$0**	**$0**	**$79,778**	**$0**	**$0**	**$0**	**$0**	**$51,304**	**$15,148**	**$43,688**	**$0**	**$0**	**$59,476**	**$11,231**	**$0**	**$0**	**$53,731**	**$68,949**	**$22,725**	**$0**	**$406,030**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site - Central trail	7052050	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
G2020	Site- Trail	7052065	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	17200	SF	$1.40	$1.89	$32,508				$32,508							$32,508								$32,508					**$97,524**
G2060	Site - Central trail	7052043	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																					$1,350		**$1,350**
G2060	Site- E Trail	7052066	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																					$1,350		**$1,350**
G2060	Site- E Trail	7052057	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																					$1,350		**$1,350**
G2060	Site- E Trail	7052044	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																					$1,620		**$1,620**
G2060	Site- E Trail	7052049	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																					$1,620		**$1,620**
G2060	Site- E Trail	7052063	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																					$1,890		**$1,890**
G2060	Site- W Gladstone Entrance	7052053	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																					$1,890		**$1,890**
G2060	Site- E Trail	7052047	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																					$1,890		**$1,890**
G2060	Site - Central trail	7052056	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	6	14	1	EA	$500.00	$675.00	$675															$675								**$675**
G2060	Site- W Gladstone Entrance	7052055	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	6	14	1	EA	$500.00	$675.00	$675															$675								**$675**
G2060	Site- W Gladstone Entrance	7052058	Signage, Property, Building or Pole-Mounted, Replace/Install	20	6	14	1	EA	$1,500.00	$2,025.00	$2,025															$2,025								**$2,025**
G2060	Site- W Gladstone Entrance	7052048	Signage, Property, Monument, Replace/Install	20	6	14	1	EA	$3,000.00	$4,050.00	$4,050															$4,050								**$4,050**
G2080	Site	7052046	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2080	Site	7052064	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	2	3	2000	SF	$15.00	$20.25	$40,500				$40,500					$40,500					$40,500					$40,500				**$162,000**
Totals, Unescalated												**$0**	**$0**	**$0**	**$73,008**	**$0**	**$0**	**$0**	**$0**	**$40,500**	**$11,610**	**$32,508**	**$0**	**$0**	**$40,500**	**$7,425**	**$0**	**$0**	**$32,508**	**$40,500**	**$12,960**	**$0**	**$291,519**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$79,778**	**$0**	**$0**	**$0**	**$0**	**$51,304**	**$15,148**	**$43,688**	**$0**	**$0**	**$59,476**	**$11,231**	**$0**	**$0**	**$53,731**	**$68,949**	**$22,725**	**$0**	**$406,030**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- E Trail	Good	34.114383	-117.865711	https://www.google.com/maps?q=+34.114383,-117.865711	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000203	Arboretum Park	7052063
Fences & Gates	Fence, Chain Link 6'	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	6	40	34	1000	22.743	22743		Arboretum Park	7052045
Park Bench	Precast Concrete	Replace	Site - Central trail	Good	34.114498	-117.866179	https://www.google.com/maps?q=+34.114498,-117.866179	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000209	Arboretum Park	7052043
Sidewalk	Concrete, Large Areas	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	6	50	44	300	9.747	2924.1		Arboretum Park	7052054
Landscaping	Planting Beds, Shrubs and Perennials, Basic	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	2	5	3	2000	16.245	32490		Arboretum Park	7052064
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- E Trail	Good	34.114625	-117.866239	https://www.google.com/maps?q=+34.114625,-117.866239	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000245	Arboretum Park	7052047
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace	Site- W Gladstone Entrance	Fair	34.114080	-117.866467	https://www.google.com/maps?q=+34.114080,-117.866467	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	6	20	14	1	541.5	541.5	000188	Arboretum Park	7052055
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- W Gladstone Entrance	Good	34.114115	-117.866180	https://www.google.com/maps?q=+34.114115,-117.866180	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000166	Arboretum Park	7052053
Bollard	Concrete or Metal	Replace	Site- W Gladstone Center Entrance	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	6	30	24	2	1083	2166		Arboretum Park	7052051
Signage	Property, Monument	Replace/Install	Site- W Gladstone Entrance	Fair	34.114099	-117.866045	https://www.google.com/maps?q=+34.114099,-117.866045	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14	1	3249	3249	000205	Arboretum Park	7052048
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Site - Central trail	Fair	34.114357	-117.866231	https://www.google.com/maps?q=+34.114357,-117.866231	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	6	15	9	1	3898.8	3898.8	000210	Arboretum Park	7052050
Parking Lots	Aggregate/Stone, Surface Gravel	Replenish	Site- Trail	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trail, Aggregate/Stone, Surface Gravel, Replenish	4	7	3	17200	1.5162	26078.64		Arboretum Park	7052065
Picnic Table	Precast Concrete	Replace	Site- E Trail	Good	34.114542	-117.865629	https://www.google.com/maps?q=+34.114542,-117.865629	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	6	25	19	1	1299.6	1299.6	000204	Arboretum Park	7052044
Backflow Preventer	Domestic Water	Replace	Site	Good	34.114097	-117.865659	https://www.google.com/maps?q=+34.114097,-117.865659	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	6	30	24	1	3465.6	3465.6	000208	Arboretum Park	7052062
Storm Drainage Components	Drainage Swale, Concrete	Replace/Install	Site- East	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Storm Drainage Components, Drainage Swale, Concrete, Replace/Install	6	30	24	3120	43.32	135158.4		Arboretum Park	7052061
Bollard	Concrete or Metal	Replace	Site- W Gladstone West Entrance	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	6	30	24	2	1083	2166		Arboretum Park	7052060
Irrigation System	Control Panel	Replace	Site	Fair	34.114568	-117.865635	https://www.google.com/maps?q=+34.114568,-117.865635	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	6	15	9	1	5415	5415	000207	Arboretum Park	7052046
Park Bench	Precast Concrete	Replace	Site- E Trail	Good	34.114623	-117.866465	https://www.google.com/maps?q=+34.114623,-117.866465	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000243	Arboretum Park	7052066
Picnic Table	Precast Concrete	Replace	Site- E Trail	Good	34.114639	-117.866233	https://www.google.com/maps?q=+34.114639,-117.866233	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	6	25	19	1	1299.6	1299.6	000246	Arboretum Park	7052049
Signage	Property, Building or Pole-Mounted	Replace/Install	Site- W Gladstone Entrance	Fair	34.114093	-117.865932	https://www.google.com/maps?q=+34.114093,-117.865932	Lifecycle/Renewal	Signage, Property, Building or Pole-Mounted, Replace/Install	6	20	14	1	1624.5	1624.5	000171	Arboretum Park	7052058
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site - Central trail	Fair	34.114204	-117.865939	https://www.google.com/maps?q=+34.114204,-117.865939	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	6	20	14	1	541.5	541.5	000175	Arboretum Park	7052056
Sidewalk	Concrete, Large Areas	Replace	Site- N Trail	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	6	50	44	300	9.747	2924.1		Arboretum Park	7052059
Park Bench	Precast Concrete	Replace	Site- E Trail	Good	34.114281	-117.866622	https://www.google.com/maps?q=+34.114281,-117.866622	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000151	Arboretum Park	7052057

Appendix H:
Equipment Inventory

Mechanical In entory - Arboretum ark							
E uipment Location	E uipment	Capacity	Quantity	ear	Make	Model	Serial
Site	Ba kflow Preventer	2 IN	1	nknown	alkins	Ina essible	Ina essible
Site - entral trail	Drinking Fountain	N	1	nknown	No dataplate found	No dataplate found	No dataplate found

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052062	D2010	**Backflow Preventer**	Domestic Water	2 IN	Arboretum Park	Site	Walkins	Inaccessible	Inaccessible	2017	000208	

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Big Dalton Canyon Park Daycamp/Restrooms
2041 Big Dalton Canyon Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-023.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
January 4, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Day Camp Cabin and Restrooms
Number of Buildings	2
Main Address	2041 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1950
Current Occupants	City of Glendora
Date(s) of Visit	January 4, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facilities are reported to have been built in 1950. Windows, lighting and interior finishes have been replaced since the original construction.

Architectural

The site includes two buildings—the Day Camp Cabin and the Restrooms Building. Additionally, there is a picnic area equipped with picnic tables and recycling bins for trash disposal. Short-term recommendations include repainting both the interior and exterior walls and ceilings of the buildings, as well as resealing the floors. Typical lifecycle replacements for interior and exterior finishes across all buildings are anticipated and budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Many of the MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components were installed in 1950. The buildings are not heated or cooled. Domestic hot water is supplied by an electric water heater situated in the utility room of the Restroom building. Electricity is distributed through the main switchboard and electrical panel located in the Day Camp Cabin. There is no fire suppression system. There are reportedly problems with plumbing piping becoming clogged.

Site

The site is minimally developed, and maintenance appears generally in fair condition. Parking is unpaved. Pedestrian access is by an unpaved path with occasional stone steps; the site is not accessible for persons with limited mobility. No site lighting is present other than building-mounted lights. Site drainage is reported to be poor.

Recommended Additional Studies

The site and buildings are not accessible to persons with disabilities, and no accessibility features are present. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

There are reportedly problems with site drainage. A professional civil engineering study is recommended to determine the source of problems and possible remedies. Due to the unknown nature of the needed repairs, no costs have been included for this work.

Videoscoping of the plumbing piping is recommended due to the reported problems with clogged piping. A cost for this has been included. The plumbing piping is assumed to be original to the buildings. A cost for replacing the piping is included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	$375	740	$277,500	0.0%	3.2%	25.0%	33.8%
Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building	$350	460	$161,000	0.0%	7.8%	57.7%	59.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Big Dalton Canyon Park Daycamp/Restrooms / Site	1	$11,200
Total	**1**	**$11,200**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7217368	Big Dalton Canyon Park Daycamp/Restrooms / Site	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$11,200
Total (1 items)							**$11,200**

Key Findings

Exterior Walls in Poor condition.

any painted surface
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Restrooms Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,600

**$$**$$

The building's paint is mismatched and aged. - AssetCALC ID: 7215848

Exterior Walls in Poor condition.

any painted surface
Daycamp Building Big Dalton Canyon Park Daycamp/Restrooms Day Camp Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

**$$**$$

The building's paint is in a state of disrepair and necessitates attention. Repainting is recommended. - AssetCALC ID: 7215806

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Big Dalton Canyon Park Daycamp/Restrooms Site

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,400

**$$$**$

Study recommended to investigate reported site drainage problems. - AssetCALC ID: 7359007

Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Plumbing piping

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Video scoping recommended to investigate reported clogging problems - AssetCALC ID: 7359008

Wall Finishes in Poor condition.

any surface
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Throughout Restrooms Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

The interior building's paint is soiled and missing in areas. - AssetCALC ID: 7215851

Flooring in Poor condition.

any surface, with Paint or Sealant
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Restrooms Building Floor

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Resealing the concrete floor is recommended as the existing seal has deteriorated, with bare spots. - AssetCALC ID: 7215855

Wall Finishes in Poor condition.

any surface
Daycamp Building Big Dalton Canyon Park Daycamp/Restrooms Throughout Day Camp Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

The interior building's paint is deteriorating and requires attention. Repainting is recommended. - AssetCALC ID: 7215850

Fences and Gates in Poor condition.

Fence, any Painted Surface
Site Big Dalton Canyon Park
Daycamp/Restrooms Dumpster Enclosure.

Uniformat Code: G2060
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$$**$$

Painting the retaining wall is recommended. - AssetCALC ID: 7216327

Flooring in Poor condition.

any surface, with Paint or Sealant
Daycamp Building Big Dalton Canyon Park
Daycamp/Restrooms Day Camp Building Floor

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Resealing the concrete floor is recommended as the existing seal has deteriorated. - AssetCALC ID: 7215854

ADA Miscellaneous

Level III Study, Includes Measurements
Site Big Dalton Canyon Park
Daycamp/Restrooms Site

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $11,200

**$$$**$

Site has no accessibility features. - AssetCALC ID: 7217368

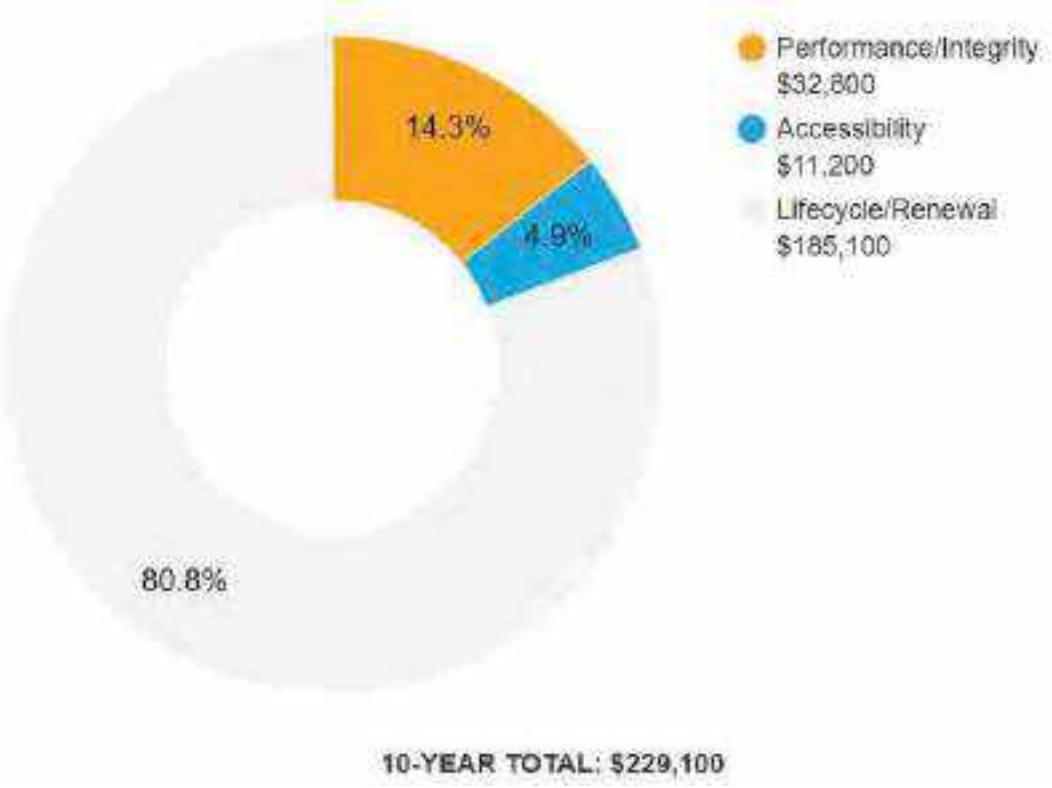
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Daycamp Building

Daycamp Building: Systems Summary

Address	2041 Big Dalton Canyon Road, Glendora, California 91741	
Constructed	1950	
Building Size	774 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs.	Fair
Façade	Brick with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Unfinished Ceilings: ACT	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting	Fair
HVAC	None	Missing

Daycamp Building: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Aged electrical infrastructure	

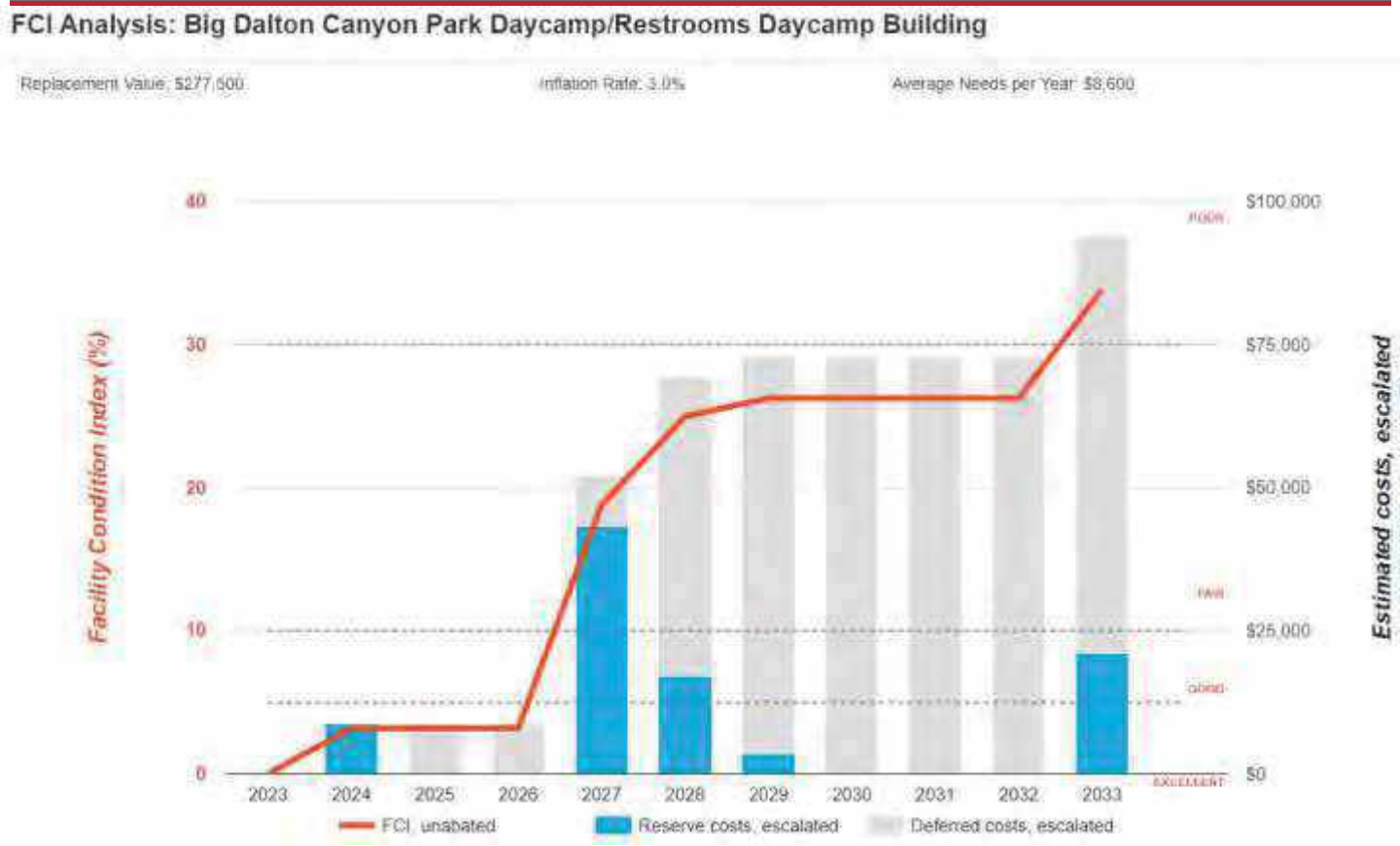
Daycamp Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$4,400	-	$15,000	$5,900	$25,300
Roofing	-	-	$16,800	-	-	$16,800
Interiors	-	$4,400	$4,700	-	$6,000	$15,100
Plumbing	-	-	$29,800	-	-	$29,800
Electrical	-	-	$6,000	$3,600	-	$9,500
Fire Alarm & Electronic Systems	-	-	-	$3,700	-	$3,700
Equipment & Furnishings	-	-	$3,100	-	$100	$3,200
Site Utilities	-	-	-	$2,400	-	$2,400
TOTALS (3% inflation)	**-**	**$8,900**	**$60,400**	**$24,600**	**$12,000**	**$105,900**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Restroom Building

Restroom Building: Systems Summary

Address	2041 Big Dalton Canyon Road, Glendora, California 91741	
Constructed	1950	
Building Size	460 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs	Fair
Façade	Painted masonry	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted Floors: Unfinished Ceilings: Painted and Unfinished/exposed	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	Missing

Restroom Building: Systems Summary

Fire Suppression	None	Missing
Electrical	Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	building lacks fire suppression, aged electrical infrastructure, aged plumbing piping.	

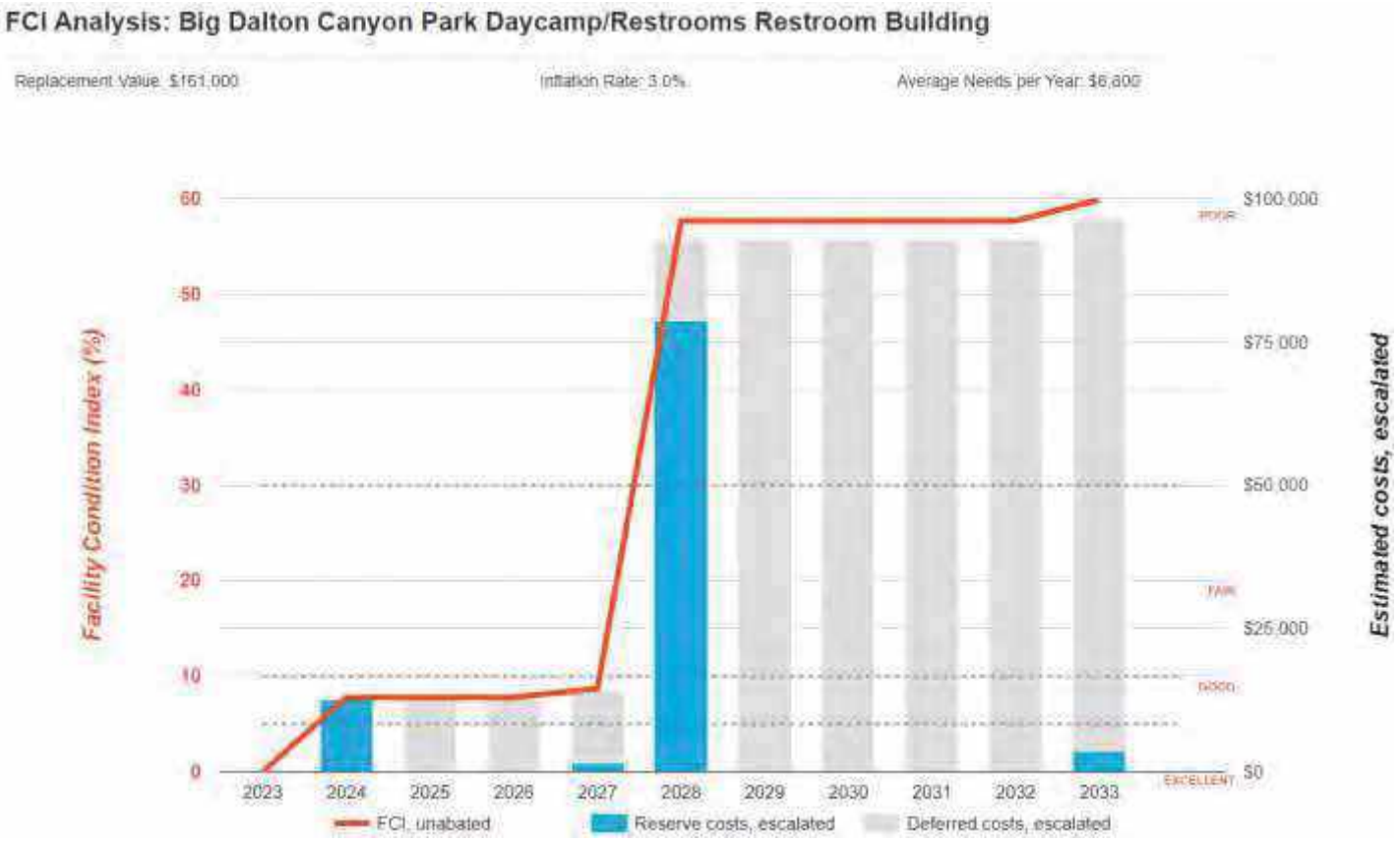
Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,800	-	$3,600	$9,100	$19,500
Roofing	-	-	$10,300	-	-	$10,300
Interiors	-	$2,600	$5,000	-	$5,600	$13,200
Plumbing	-	-	$25,200	-	-	$25,200
Electrical	-	-	$3,600	-	-	$3,600
Site Development	-	-	$36,200	-	-	$36,200
Follow-up Studies	-	$3,100	-	-	-	$3,100
TOTALS (3% inflation)	**-**	**$12,500**	**$80,300**	**$3,600**	**$14,800**	**$111,200**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary

Site Information		
Lot Size	0.5 acres (estimated)	
Parking Spaces	This park does not have designated parking spaces.	
System	*Description*	*Condition*
Pavement/Flatwork	None	--
Site Development	CMU dumpster enclosure Moderate Park picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	
Key Issues and Findings	No property signage, inadequate lighting, no paved parking, not handicap accessible	

Site: Systems 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
Plumbing	-	-	-	$2,100	-	$2,100
Site Development	-	$700	$1,000	$12,900	$14,400	$28,900
Follow-up Studies	-	$10,700	-	-	-	$10,700
Accessibility	$11,200	-	-	-	-	$11,200
TOTALS (3% inflation)	**$11,200**	**$11,400**	**$1,000**	**$15,000**	**$14,400**	**$53,000**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

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

- Utility Room in Restrooms Building, Locked room and no key

6. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1950. The facility has not since been substantially renovated.

A detailed follow-up study is recommended since this facility is not accessible to persons with limited mobility. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

8. 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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

9. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon Park Daycamp/Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (lighting systems both exterior and interior); and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas and mechanical rooms to document utility-related equipment, including plumbing and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment and estimated utility rates, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

No energy savings opportunities were found for this property. The property is already equipped with energy-saving LED light fixtures and metered sink faucets, which conserve water. There is no heating or cooling in the buildings. With the sporadic use of the facility, the plumbing fixtures do not present an opportunity for replacement that results in a net positive payback, in other words, replacement of toilets and urinals with water-conserving fixtures will not result in a net cost savings in relation to the cost to install such fixtures.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✗ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✗ Ensure that bathroom vents exhaust out
- ✗ Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon Park Daycamp/Restrooms, 2041 Big Dalton Canyon Road, Glendora, California 91741, 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
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 - RESTROOM BUILDING FRONT ELEVATION

2 - RESTROOM BUILDING LEFT ELEVATION

3 - DAYCAMP FRONT AND LEFT ELEVATIONS

4 - DAYCAMP BUILDING FRONT DOOR INTERIOR

5 - DAYCAMP BUILDING ROOM INTERIOR

6 - RESTROOMS BUILDING INTERIOR

Photographic Overview

7 - ELECTRICAL METER

8 - ELECTRICAL PANEL

9 - PICNIC AREA

10 – TRASH RECEPTACLE

11 - SITE ENTRANCE STAIRS

12 - LANDSCAPING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-023.379	Big Dalton Canyon Park Daycamp/Restrooms
Source	**On-Site Date**
Google	January 4, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon Park DayCamp-Restrooms

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/4/2024

Phone Number: 6266726306

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: 1950	Renovated:	
2	Building size in SF	1,234 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?			X		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon Park DayCamp-Restrooms

BV Project Number: 158691.23R000-023.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?			X	
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?			X	
5	Do doors at accessible entrances appear to have compliant hardware ?			X	
6	Do doors at accessible entrances appear to have a compliant clear opening width ?			X	

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	
8	Do thresholds at accessible entrances appear to have a compliant height ?			✕	

Abbreviated Accessibility Checklist

Interior Accessible Route

DOOR HARDWARE

ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			X	

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?		X		
3	Does the lavatory faucet have compliant handles ?		X		
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Day Camp Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	960 SF	1	7215806
B2020	Day Camp Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	7	10	7215864
B2050	Day Camp Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	7215876
Roofing						
B3010	Roof-Day Camp Building	Fair	Roofing, Metal	774 SF	4	7215725
Interiors						
C1070	Day Camp Building Ceiling	Fair	Suspended Ceilings, Acoustical Tile (ACT)	774 SF	5	7215852
C2010	Throughout Day Camp Building	Poor	Wall Finishes, any surface, Prep & Paint	1,161 SF	1	7215850
C2030	Day Camp Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	774 SF	1	7215854
Plumbing						
D2010	Throughout Day Camp Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	740 SF	5	7215860
D2010	Utility Room	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	4	7215962
D2010	Day Camp Building	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	4	7215964
Electrical						
D5020	Day Camp Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	6	7215963
D5030	Throughout Day Camp Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	740 SF	5	7215862
D5040	Throughout Day Camp Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	774 SF	5	7215858
Fire Alarm & Electronic Systems						
D7050	Daycamp building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	1,234 SF	10	7216345
Equipment & Furnishings						
E2010	Day Camp Building	Fair	Casework, Countertop, Plastic Laminate	1 LF	5	7215966
E2010	Day Camp Building	Fair	Casework, Cabinetry, Standard	6 LF	4	7215965
Sitework						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Day Camp Building Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	3	10	7215878

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restrooms Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,480 SF	1	7215848
B2050	Restrooms Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	7215877
Roofing						
B3010	Roof-Restrooms Building	Fair	Roofing, Metal	460 SF	5	7199008
Interiors						
C1090	Restrooms Building	Fair	Toilet Partitions, Wood	4	5	7215856
C2010	Throughout Restrooms Building	Poor	Wall Finishes, any surface, Prep & Paint	690 SF	1	7215851
C2030	Restrooms Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	460 SF	1	7215855
C2050	Restrooms Building Ceiling	Fair	Ceiling Finishes, any flat surface, Prep & Paint	460 SF	4	7215853
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	5	7199014
D2010	Restrooms Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	5	7199005
D2010	Throughout Restrooms Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	460 SF	5	7215861
D2010	Restrooms	Fair	Urinal, Standard	1	5	7199002
Electrical						
D5030	Throughout Restrooms Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	460 SF	5	7215863
D5040	Throughout Restrooms Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	460 SF	5	7215859
Sitework						
G2060	Dumpster Enclosure.	Fair	Retaining Wall, Brick/Stone	150 SF	5	7216326
Follow-up Studies						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P2030	Plumbing piping	Poor	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	1	7359008

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	7199012
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7199013
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7199009
G2060	Dumpster Enclosure.	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	150 SF	1	7216327
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199011
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199010
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199003
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	2	8	7199007
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199004
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199001
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199015
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10,000 SF	6	7199006
Follow-up Studies						
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	1	7359007
Accessibility						
Y1090	Site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7217368

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon Park Daycamp/Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	$0	$8,861	$0	$0	$43,304	$17,133	$3,553	$0	$0	$0	$21,095	$11,908	$0	$0	$0	$0	$0	$0	$0	$0	$134	**$105,988**
Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building	$0	$12,511	$0	$0	$1,540	$78,810	$0	$0	$0	$0	$3,599	$12,696	$0	$0	$2,070	$0	$0	$0	$0	$0	$0	**$111,226**
Big Dalton Canyon Park Daycamp/Restrooms / Site	$11,158	$11,416	$0	$0	$1,005	$0	$13,501	$0	$1,508	$0	$0	$4,839	$0	$0	$0	$0	$9,549	$0	$0	$0	$0	**$52,975**
Grand Total	**$11,158**	**$32,788**	**$0**	**$0**	**$45,849**	**$95,943**	**$17,053**	**$0**	**$1,508**	**$0**	**$24,694**	**$29,443**	**$0**	**$0**	**$2,070**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$134**	**$270,190**

Big Dalton Canyon Park Daycamp/Restrooms

Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Day Camp Building Exterior	7215806	Exterior Walls, any painted surface, Prep & Paint	10	9	1	960	SF	$3.00	$4.46	$4,285		$4,285										$4,285										**$8,569**
B2020	Day Camp Building Exterior	7215864	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	20	10	7	EA	$900.00	$1,338.93	$9,373										$9,373										**$9,373**
B2050	Day Camp Building Exterior	7215876	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	$600.00	$892.62	$1,785										$1,785										**$1,785**
B3010	Roof-Day Camp Building	7215725	Roofing, Metal, Replace	40	36	4	774	SF	$13.00	$19.34	$14,969					$14,969															**$14,969**
C1070	Day Camp Building Ceiling	7215852	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	774	SF	$3.50	$5.21	$4,030						$4,030														**$4,030**
C2010	Throughout Day Camp Building	7215850	Wall Finishes, any surface, Prep & Paint	10	9	1	1161	SF	$1.50	$2.23	$2,591		$2,591										$2,591								**$5,182**
C2030	Day Camp Building Floor	7215854	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	774	SF	$1.50	$2.23	$1,727		$1,727										$1,727								**$3,454**
D2010	Utility Room	7215962	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	16	4	1	EA	$12,400.00	$18,447.48	$18,447					$18,447															**$18,447**
D2010	Throughout Day Camp Building	7215860	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	740	SF	$5.00	$7.44	$5,504						$5,504														**$5,504**
D2010	Day Camp Building	7215964	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	$1,600.00	$2,380.32	$2,380					$2,380															**$2,380**
D5020	Day Camp Building	7215963	Distribution Panel, 120/208 V, 200 AMP, Replace	30	24	6	1	EA	$2,000.00	$2,975.40	$2,975							$2,975													**$2,975**
D5030	Throughout Day Camp Building	7215862	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	740	SF	$2.50	$3.72	$2,752						$2,752														**$2,752**
D5040	Throughout Day Camp Building	7215858	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	774	SF	$2.10	$3.12	$2,418						$2,418														**$2,418**
D7050	Daycamp building	7216345	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	10	10	1234	SF	$1.50	$2.23	$2,754										$2,754										**$2,754**
E2010	Day Camp Building	7215965	Casework, Cabinetry, Standard, Replace	20	16	4	6	LF	$300.00	$446.31	$2,678					$2,678															**$2,678**
E2010	Day Camp Building	7215966	Casework, Countertop, Plastic Laminate, Replace	15	10	5	1	LF	$50.00	$74.39	$74						$74													$74	**$149**
G4050	Day Camp Building Exterior	7215878	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	3	EA	$400.00	$595.08	$1,785										$1,785										**$1,785**
Totals, Unescalated												**$0**	**$8,603**	**$0**	**$0**	**$38,475**	**$14,779**	**$2,975**	**$0**	**$0**	**$0**	**$15,697**	**$8,603**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$74**	**$89,206**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$8,861**	**$0**	**$0**	**$43,304**	**$17,133**	**$3,553**	**$0**	**$0**	**$0**	**$21,095**	**$11,908**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$134**	**$105,988**

Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Restrooms Building Exterior	7215848	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1480	SF	$3.00	$4.46	$6,605		$6,605										$6,605										**$13,211**
B2050	Restrooms Building Exterior	7215877	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$892.62	$2,678										$2,678										**$2,678**
B3010	Roof-Restrooms Building	7199008	Roofing, Metal, Replace	40	35	5	460	SF	$13.00	$19.34	$8,896						$8,896														**$8,896**
C1090	Restrooms Building	7215856	Toilet Partitions, Wood, Replace	20	15	5	4	EA	$500.00	$743.85	$2,975						$2,975														**$2,975**
C2010	Throughout Restrooms Building	7215851	Wall Finishes, any surface, Prep & Paint	10	9	1	690	SF	$1.50	$2.23	$1,540		$1,540										$1,540								**$3,080**
C2030	Restrooms Building Floor	7215855	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	460	SF	$1.50	$2.23	$1,027		$1,027										$1,027								**$2,053**
C2050	Restrooms Building Ceiling	7215853	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	460	SF	$2.00	$2.98	$1,369					$1,369										$1,369					**$2,737**
D2010	Throughout Restrooms Building	7215861	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	460	SF	$5.00	$7.44	$3,422						$3,422														**$3,422**
D2010	Restrooms	7199014	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	$1,300.00	$1,934.01	$7,736						$7,736														**$7,736**
D2010	Restrooms Building	7199005	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	4	EA	$1,500.00	$2,231.55	$8,926						$8,926														**$8,926**
D2010	Restrooms	7199002	Urinal, Standard, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636														**$1,636**
D5030	Throughout Restrooms Building	7215863	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	460	SF	$2.50	$3.72	$1,711						$1,711														**$1,711**
D5040	Throughout Restrooms Building	7215859	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	460	SF	$2.10	$3.12	$1,437						$1,437														**$1,437**
G2060	Dumpster Enclosure.	7216326	Retaining Wall, Brick/Stone, Replace	40	35	5	150	SF	$140.00	$208.28	$31,242						$31,242														**$31,242**
P2030	Plumbing piping	7359008	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	-1	1	1	EA	$2,000.00	$2,975.40	$2,975		$2,975																		**$2,975**
Totals, Unescalated												**$0**	**$12,147**	**$0**	**$0**	**$1,369**	**$67,982**	**$0**	**$0**	**$0**	**$0**	**$2,678**	**$9,172**	**$0**	**$0**	**$1,369**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,716**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$12,511**	**$0**	**$0**	**$1,540**	**$78,810**	**$0**	**$0**	**$0**	**$0**	**$3,599**	**$12,696**	**$0**	**$0**	**$2,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$111,226**

Big Dalton Canyon Park Daycamp/Restrooms / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7199012	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,785.24	$1,785							$1,785														**$1,785**
G2060	Dumpster Enclosure.	7216327	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	9	1	150	SF	$3.00	$4.46	$669		$669										$669										**$1,339**
G2060	Site	7199013	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$892.62	$893					$893																**$893**
G2060	Site	7199003	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199004	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199001	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7199015	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Site	7199007	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	2	EA	$400.00	$595.08	$1,190									$1,190													**$1,190**
G2060	Site	7199011	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7199009	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Site	7199010	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2080	Site	7199006	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	10000	SF	$0.40	$0.60	$5,951							$5,951										$5,951					**$11,902**
P2030	Site	7359007	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$10,413.90	$10,414		$10,414																				**$10,414**
Y1090	Site	7217368	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$11,157.75	$11,158	$11,158																					**$11,158**
Totals, Unescalated												**$11,158**	**$11,083**	**$0**	**$0**	**$893**	**$0**	**$11,307**	**$0**	**$1,190**	**$0**	**$0**	**$3,496**	**$0**	**$0**	**$0**	**$0**	**$5,951**	**$0**	**$0**	**$0**	**$0**	**$45,077**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,158**	**$11,416**	**$0**	**$0**	**$1,005**	**$0**	**$13,501**	**$0**	**$1,508**	**$0**	**$0**	**$4,839**	**$0**	**$0**	**$0**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$0**	**$52,975**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215962	D2010	**Water Heater**	Electric, Commercial (12 kW), 30 to 80 GAL	Inaccessible	Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Utility Room		Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215963	D5020	**Distribution Panel**	120/208 V, 200 AMP		Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Day Camp Building						

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Old Chamber of Commerce
224 North Glendora Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-024.379

DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 18, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Office building
Main Address	224 North Glendora Avenue, Glendora, California 91741
Site Developed	1940
Site Area	0.06 acres (estimated)
Parking Spaces	One space in open lot which is also accessible
Building Area	2,116 SF
Number of Stories	One above grade with below grade partial basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 18, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Old Chamber of Commerce building was constructed in 1940. The most recent renovation in 2022-2023 included a new roofing membrane, new carpeting, and interior walls repainting.

Architectural

The structure of the building still holds its integrity with no signs of building movement identified or reported. The new roof is asphalt- based and is composed of low-sloped layers of modified bituminous material. No water ponding or roof leakages were spotted or documented during the site visit. The exterior wall finishes include concrete and painted bricks. The walls appeared free of any spalling or cracking issues; however, repainting is recommended due to the peeling paint. Interior floors are covered with new carpeting, and the entire building was repainted in 2023. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The entire building is heated and cooled by a single packaged unit on the roof. The HVAC system is controlled by programmable thermostats installed throughout the interior spaces. The bathroom exhaust fan in the employee restroom was observed to be broken and is recommended for replacement as part of the overall routine maintenance program. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures mostly original. The electrical systems and components were reported to provide adequate service, with no significant deficiencies reported or observed. Regular inspections and maintenance are highly recommended throughout the replacement reserve term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

Most of the site area is occupied by the main building. There is a small concrete paved parking lot at the back of the building which has recently been resurfaced. The concrete sidewalks at the building entrance appeared free of cracks. Building mounted metal halide and CFL light fixtures illuminate the exterior of the building. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

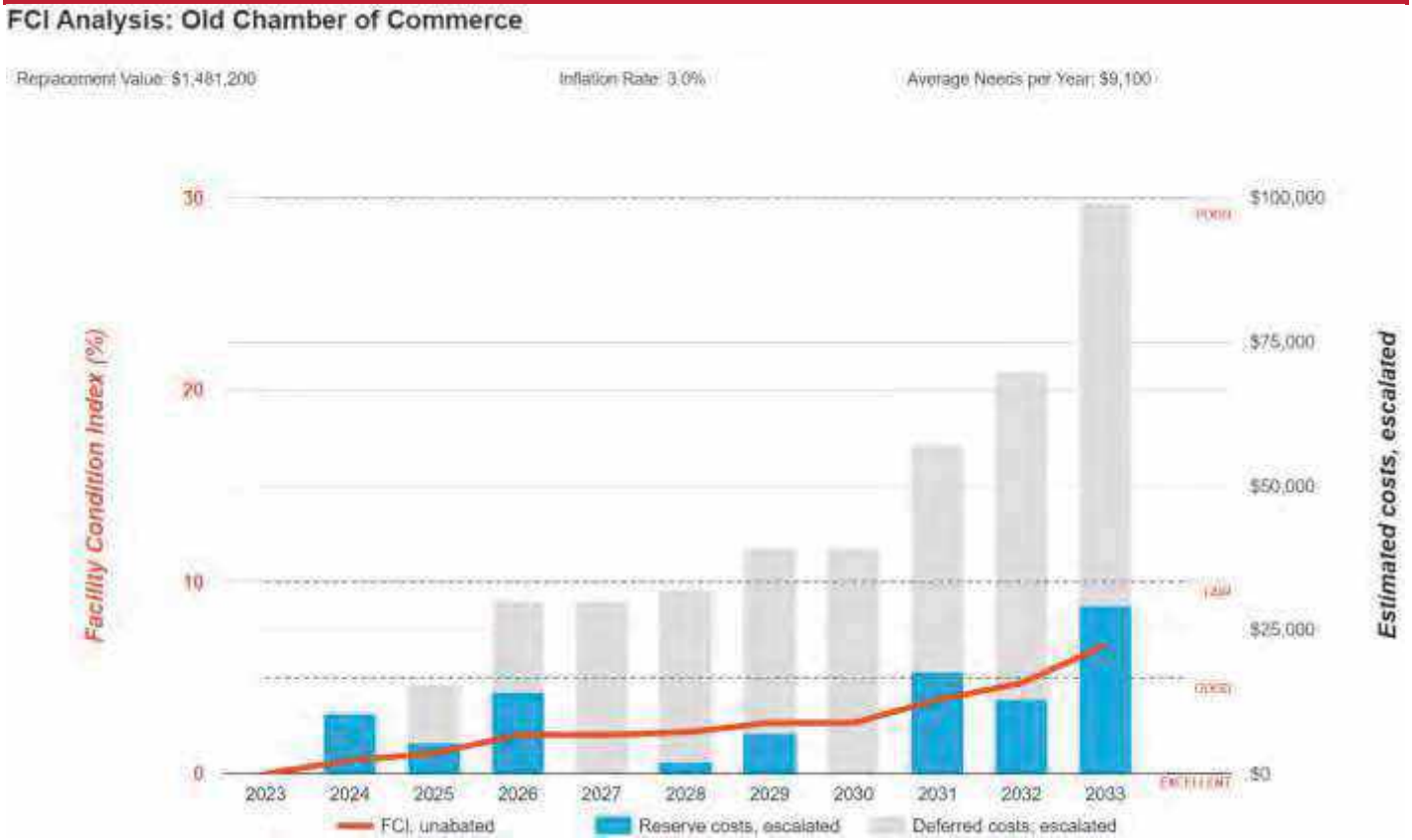
FCI Analysis | Old Chamber of Commerce(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 1,481,200	*2,116*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 30,000	2.0 %
5-Year	$ 32,200	2.2 %
10-Year	$ 99,300	6.7 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at this location.

Key Findings

Exterior Walls in Poor condition.

any painted surface
Old Chamber of Commerce Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$$**$$

repainting is recommended as paint is peeling off - AssetCALC ID: 7177772

ADA Miscellaneous

Level III Study, Includes Measurements
Old Chamber of Commerce Building exterior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $10,100

**$$$**$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7336840

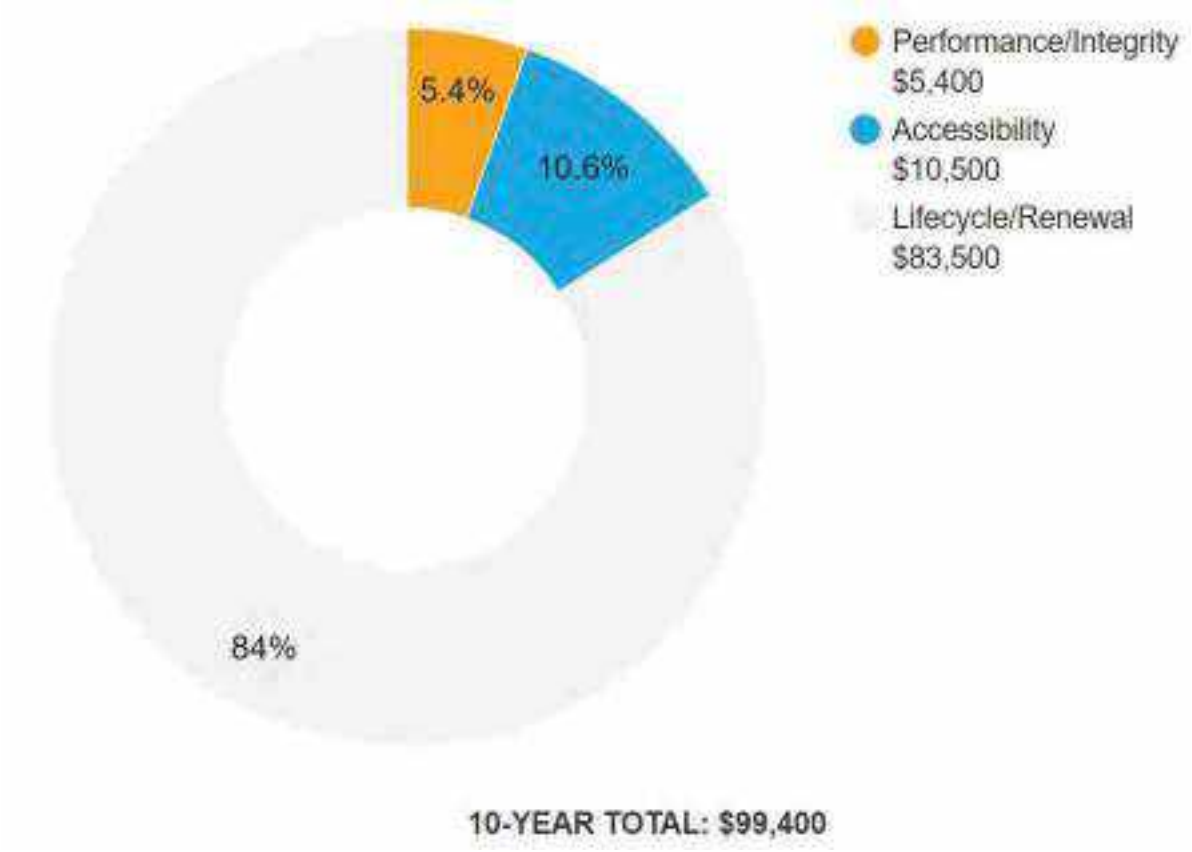
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete basement walls with slab-on grade foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Doors: Wood and Steel	Fair
Roof	Flat construction with modified bitumen	Excellent
Interiors	Walls: Painted gypsum board, FRP laminated paneling Floors: Carpet, vinyl sheeting Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in the restrooms	Fair
HVAC	Non-Central System: Rooftop packaged unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL and T8 fluorescent lights Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Concrete lot and concrete sidewalks	Excellent
Site Development	Building mounted signage	Good
Landscaping and Topography	No landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: Metal Halide and CFL	Fair
Ancillary Structures	None	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D	
Key Issues and Findings	Peeling paint at the exterior walls	

Systems 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	-	$5,300	-	$8,200	$10,300	$23,800
Roofing	-	-	-	-	$50,100	$50,100
Interiors	-	-	-	$31,000	$50,000	$81,100
Plumbing	-	-	$4,100	-	$32,800	$36,900
HVAC	-	-	$12,100	$2,400	$8,400	$22,900
Electrical	-	-	$200	$16,800	$11,600	$28,500
Fire Alarm & Electronic Systems	-	-	-	$7,200	-	$7,200
Equipment & Furnishings	-	-	-	-	$15,800	$15,800
Site Development	-	-	-	-	$7,700	$7,700
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	-	$1,500	-	$1,500
Accessibility	-	$10,400	-	-	-	$10,400
TOTALS (3% inflation)	**-**	**$15,800**	**$16,400**	**$67,100**	**$186,600**	**$285,900**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1940. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Old Chamber of Commerce. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$7,893 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,346 *(In Current Dollars)*
Net Effective ECM Payback	3.36 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Control External Air Leakage In Commercial Buildings	$136	$603	0.23	15
2	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$1,448	$1,238	1.17	15
3	Install Low Flow Faucet Aerators	$47	$16	3.02	10
4	Replace External Windows	$5,233	$751	6.97	30

8. Energy Audit

The purpose of this Energy Audit is to provide Old Chamber of Commerce with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation.
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old Chamber of Commerce, 224 North Glendora Avenue, Glendora, California 91741, 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

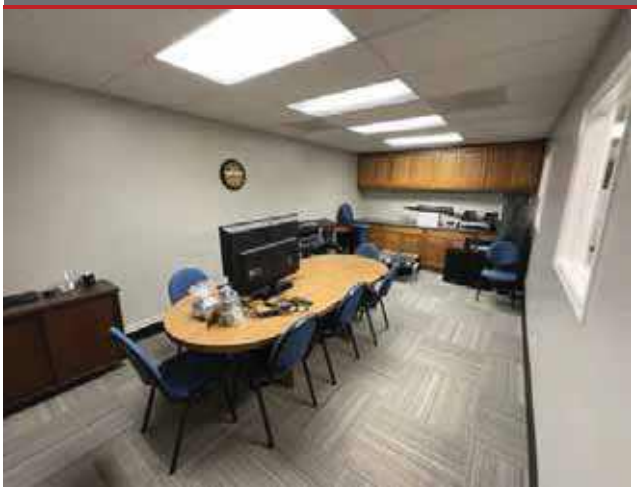
3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MODIFIED BITUMEN ROOFING

6 - INTERIOR OFFICE AREA OVERVIEW

Photographic Overview



7 - CONFERENCE ROOM

8 - RESTROOM OVERVIEW

9 - PARTIAL BASEMENT OVERVIEW

10 - ROOFTOP PACKAGED UNIT

11 - PROGRAMMABLE THERMOSTAT

12 - ELECTRIC WATER HEATER

Photographic Overview

13 - DISTRIBUTION PANEL

14 - ELECTRIC METER

15 - BUILDING MOUNTED WALLPACK

16 - FIRE EXTINGUISHER

17 - SITE DUMPSTER

18 - PARKING LOT OVERVIEW

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-024.379	Old Chamber of Commerce
Source	**On-Site Date**
Google	December 18, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

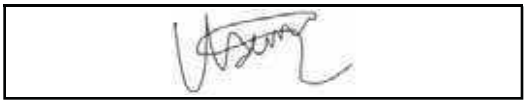
Building / Facility Name:	Old Chamber of Commerce
Name of person completing form:	Joe Cena
Title / Association w/ property:	President - Old Chamber
Length of time associated w/ property:	13
Date Completed:	11/6/2023
Phone Number:	NA
Method of Completion:	DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1940	Renovated: 2023	New Carpet and repainting completed in 2023
2	Building size in SF	2,116 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	None
		Roof	2022	
		Interiors	2023	Carpet and Repaint
		HVAC	None	
		Electrical	None	
		Site Pavement	None	
		Accessibility	None	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Old Chamber of Commerce

BV Project Number: 158691.23R000-024.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

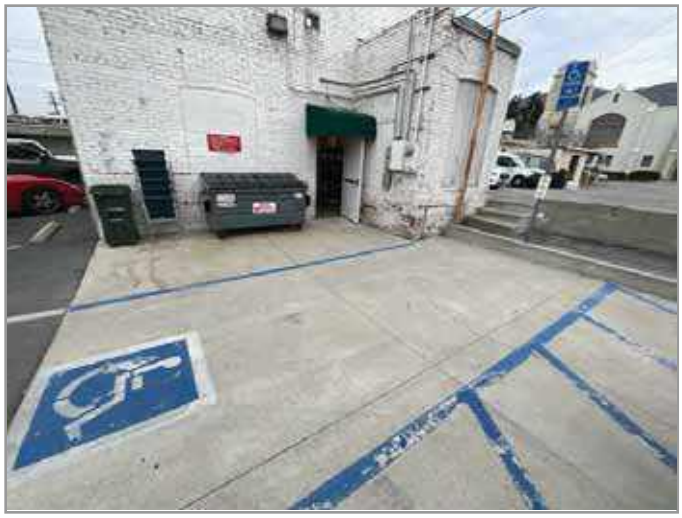
CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		X		

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Old Chamber of Commerce

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,240 SF	2	7177772
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	6	8	7177690
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	17	7177669
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	11	7177645
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	2,116 SF	19	7177685
Interiors						
C1020	Hallway	Good	Interior Window, Fixed, 12 SF	3	30	7177653
C1030	Throughout building	Good	Interior Door, Wood, Hollow-Core Residential Closet	1	11	7177661
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5	30	7177675
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,900 SF	17	7177667
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	2,774 SF	9	7177650
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	400 SF	29	7177679
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	450 SF	9	7177684
C2030	Throughout building	Excellent	Flooring, Carpet, Commercial Tile	1,540 SF	10	7177657
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	7177654
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	5	7177676
D2010	Stairways to basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	3	7177642
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,116 SF	12	7177651
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	7177644
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON [No tag found]	1	3	7177682

Component Condition Report | Old Chamber of Commerce

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,116 SF	13	7336891
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [016785]	1	8	7177665
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/240 V [Main]	1	15	7177652
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,116 SF	10	7177646
D5040	Building Exterior - Main Entrance	Fair	Standard Fixture w/ Lamp, Compact Fluorescent (CFL), 32 W	1	3	7188992
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,116 SF	6	7177686
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,116 SF	8	7177672
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	20 LF	18	7177678
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	20 LF	13	7177674
Pedestrian Plazas & Walkways						
G2020	Parking lot	Excellent	Parking Lots, Pavement, Concrete	450 SF	50	7177673
G2030	Main Entrance	Good	Sidewalk, Concrete, Large Areas	120 SF	49	7188991
Sitework						
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25	14	7177656
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	1	10	7177662
Accessibility						
Y1090	Building exterior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7336840

Appendix F:
Replacement Reserves

Replacement Reserves Report

Old Chamber of Commerce

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Old Chamber of Commerce	$0	$10,429	$5,328	$14,221	$0	$2,191	$7,163	$0	$17,840	$12,878	$29,210	$2,727	$27,524	$10,373	$7,657	$11,568	$6,499	$16,177	$16,777	$59,941	$27,333	**$285,836**
Grand Total	**$0**	**$10,429**	**$5,328**	**$14,221**	**$0**	**$2,191**	**$7,163**	**$0**	**$17,840**	**$12,878**	**$29,210**	**$2,727**	**$27,524**	**$10,373**	**$7,657**	**$11,568**	**$6,499**	**$16,177**	**$16,777**	**$59,941**	**$27,333**	**$285,836**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7177772	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1240	SF	$3.00	$4.05	$5,022			$5,022										$5,022										**$10,044**
B2020	Building Exterior	7177690	Window, Wood, up to 15 SF, Replace	30	22	8	6	EA	$800.00	$1,080.00	$6,480									$6,480														**$6,480**
B2050	Building Exterior	7177645	Exterior Door, Wood, Solid-Core, Replace	25	14	11	1	EA	$700.00	$1,295.00	$1,295												$1,295										**$1,295**
B2050	Building Exterior	7177669	Exterior Door, Steel, Standard, Replace	40	23	17	1	EA	$600.00	$810.00	$810																		$810				**$810**
B3010	Roof	7177685	Roofing, Modified Bitumen, Replace	20	1	19	2116	SF	$10.00	$13.50	$28,566																				$28,566		**$28,566**
C1030	Throughout building	7177661	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	4	11	1	EA	$500.00	$675.00	$675												$675										**$675**
C1070	Throughout building	7177667	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	1900	SF	$3.50	$4.73	$8,978																		$8,978				**$8,978**
C2010	Throughout building	7177650	Wall Finishes, any surface, Prep & Paint	10	1	9	2774	SF	$1.50	$2.03	$5,617										$5,617										$5,617		**$11,235**
C2030	Throughout building	7177684	Flooring, Vinyl Sheeting, Replace	15	6	9	450	SF	$7.00	$9.45	$4,253										$4,253												**$4,253**
C2030	Throughout building	7177657	Flooring, Carpet, Commercial Tile, Replace	10	0	10	1540	SF	$6.50	$8.78	$13,514											$13,514										$13,514	**$27,027**
D2010	Stairways to basement	7177642	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	12	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755															$1,755				**$3,510**
D2010	Throughout building	7177651	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	2116	SF	$5.00	$6.75	$14,283													$14,283										**$14,283**
D2010	Restrooms	7177676	Toilet, Residential Water Closet, Replace	30	25	5	2	EA	$700.00	$945.00	$1,890						$1,890																**$1,890**
D2010	Restrooms	7177654	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	$1,500.00	$2,025.00	$4,050																			$4,050				**$4,050**
D2010	Kitchen	7177644	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	$1,200.00	$1,620.00	$1,620																						$1,620	**$1,620**
D3050	Roof	7177682	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON, Replace	20	17	3	1	EA	$8,200.00	$11,070.00	$11,070				$11,070																			**$11,070**
D3050	Throughout	7336691	HVAC System, Ductwork, Low Density, Replace	30	17	13	2116	SF	$2.00	$2.70	$5,713														$5,713								**$5,713**
D3060	Roof	7177665	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	$1,400.00	$1,890.00	$1,890									$1,890														**$1,890**
D5020	Building exterior	7177652	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	$5,500.00	$7,425.00	$7,425																	$7,425						**$7,425**
D5030	Throughout building	7177646	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	2116	SF	$2.50	$3.38	$7,142											$7,142												**$7,142**
D5040	Building Exterior - Main Entrance	7188992	Standard Fixture w/ Lamp, Compact Fluorescent (CFL), 32 W, Replace	20	17	3	1	EA	$140.00	$189.00	$189				$189																			**$189**
D5040	Throughout building	7177686	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	2116	SF	$2.10	$2.84	$5,999							$5,999																**$5,999**
D7030	Throughout building	7177672	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	2116	SF	$2.00	$2.70	$5,713									$5,713														**$5,713**
E2010	Throughout building	7177674	Casework, Countertop, Plastic Laminate, Replace	15	2	13	20	LF	$50.00	$67.50	$1,350														$1,350								**$1,350**
E2010	Throughout building	7177678	Casework, Cabinetry, Hardwood Standard, Replace	20	2	18	20	LF	$300.00	$405.00	$8,100																			$8,100			**$8,100**
G2060	Building exterior	7177656	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	6	14	25	EA	$150.00	$202.50	$5,063																$5,063						**$5,063**
G4050	Building exterior	7177662	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	10	10	1	EA	$800.00	$1,080.00	$1,080											$1,080												**$1,080**
Y1090	Building exterior	7336840	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$10,125.00	$10,125		$10,125																					**$10,125**
Totals, Unescalated												**$0**	**$10,125**	**$5,022**	**$13,014**	**$0**	**$1,890**	**$5,999**	**$0**	**$14,083**	**$9,870**	**$21,735**	**$1,970**	**$19,305**	**$7,063**	**$5,063**	**$7,425**	**$4,050**	**$9,788**	**$9,855**	**$34,183**	**$15,134**	**$195,573**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,429**	**$5,328**	**$14,221**	**$0**	**$2,191**	**$7,163**	**$0**	**$17,840**	**$12,878**	**$29,210**	**$2,727**	**$27,524**	**$10,373**	**$7,657**	**$11,568**	**$6,499**	**$16,177**	**$16,777**	**$59,941**	**$27,333**	**$285,836**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177642	D2010	**Water Heater**	Gas, Residential, 30 to 50 GAL	30 GAL	Old Chamber of Commerce	Stairways to basement	Bradford White	M430T6FBN7	CE7692825	2007	002503	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177682	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted, 3.5 TON	3.5 TON	Old Chamber of Commerce	Roof	York	B1HH042A06B	(S)N0K5914817	2005	002502	
2	7177665	D3060	**Exhaust Fan** [016785]	Centrifugal, 12" Damper	100 - 1000 CFM	Old Chamber of Commerce	Roof	Cook	100 ACEM 10001501	2033000/10-2991638821:	2006	002552	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177652	D5020	**Distribution Panel** [Main]	120/240 V	400 AMP	Old Chamber of Commerce	Building exterior	Illegible	Illegible	Illegible		002501	

Appendix H:
Energy Conservation Measures Calculations

Property of B , ll Rights Reserved

IC	ontrol ternal ir Leakage In ommer ial Buildings
4	Lo ation Building fa ade
ttributes	Perform air sealing of building through Installing 7x linear feet of door sweeps

ENTER EXISTING CONDITION

Insert Existing Estimated Air Change Rate/Hr (ACH 1): (Existing Air Changes Per Hour, 3 is very leaky and 0.35 ideal)	1.00	Cubic Feet/Min (CFM 1):	476
Insert Proposed Estimated Air Change Rate/Hr (ACH 2):	0.65	Cubic Feet/Min (CFM 2):	309
Estimated Space Volume Under Consideration	28,560 Cu.Ft		

INT R

Select Type of Heating Fuel	le tri (Select)		
Estimated Annual Heating Plant Efficiency	2.61 P		
Annual Heating Degree Days(HDD):	1,710		
Estimated Total Annual Input Heating Energy Savings	829 kWh		
Cost/Unit of Heating Fuel:	$0.30 $/kWh		
Estimated Annual Heating Cost Savings	$247 $$		

SUMMER

Is The Building Cooled?	es		
Estimated Annual Cooling Plant Efficiency	8.90 EER		
Annual Cooling Degree Days(CDD):	2,255		
Estimated Total Annual Input Cooling Energy Savings	1,094 kWh		
Cost/Unit For Electricity	$0.30 $$		
Estimated Annual Cooling Cost Savings	$327 $$		

ost nalysis

Install Flush Mounted, Vinyl Door Sweeps ?	es	Total Length of Door Sweeps to Be Installed: (3.5' Standard Width Door)	7 LF
Install Window Air Conditioner Covers For Winter:	No	Number of Air Conditioner Covers To Be Installed: (Covers would meet HUD Chapter-12 Energ Conservation Compliance Section 329C)	0
stimated nnual M Savings	$29	Estimated Length of Joints To Be Re-Caulked: (Includes Demolition and Re-Caulking)	0 LF
Total Estimated Annual Cost Savings	$603	Total Cost For Controlling Air Leakage	$136
Simple Pay Back Period	0.23 Yrs	Type of Recommendation	No/Low Cost ECM Recommendation

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ECM ESC IPTI

One of t e most commonly use met o s for re ucing air leakage t roug buil ing structures is caulking an eat er stripping.

Particularly effective measures inclu e caulking cracks aroun in o s an oor frames an eat er stripping aroun in o s an oors. eat er stripping an caulking of oors an in o s elps in t ermally isolating of t e buil ing it t e outsi e atmosp ere. T is prevents t e infiltration of e ternal un con itione air along it moisture an umi ity into t e con itione space at t e same time prevents t e con itione air from escaping out. A precisely t ermally isolate buil ing irectly affects t e cooling an eating loa on t e facilities AC system as it as to put in less effort in maintaining t e esire temperature insi e t e facility. As per AS RAE a all insulate an ventilate buil ing s oul ave an air c ange rate not more t an per our.

In or er to ensure proper t ermal isolation of t e property recommen s ensuring t at t e eat er stripping an caulking of all e ternal oors an in o s remains intact. Its also recommen e t at oor s eeps be installe un er all t e oors opening into con itione space. Any visible cracks bet een t e in o frame an all s oul be plugge by caulking.

In case of buil ing it in o aircon itioners recommen s use of interior e terior in o aircon itioner covers so as to prevent col air rafts into t e con itione space uring t e inter so as to save on eating costs.

S MM

Initial Investment: Simple Pay ack Perio .2 Yrs

Annual Energy Cost Savings:

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Old Chamber of Commerce	Exterior	Exterior	Entrance	Exterior	Entrance	-	0	Photosensor	HID	MH	MH100	1	Wallpack Horizontal	Prism		1	No	10-15	3,120	312
2	Old Chamber of Commerce	Interior	1	Restroom - Private	Restrooms	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	3	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	2,080	200
3	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	4	Can - Surface Mounted	None	Surface Mount	2	No	≥ 9	2,080	150
4	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Can - Surface Mounted	None	Surface Mount	1	No	≥ 9	2,080	37
5	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	Linear Fluorescent	T8	4' 34W T8	2	Industrial Surface Mount 4'	None	Surface Mount	1	No	≥ 9	2,080	166
6	Old Chamber of Commerce	Interior	1	Conference Room		Conference room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	2,080	799
7	Old Chamber of Commerce	Interior	1	Circulation-Hallway		Hallway	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	18	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	6	No	≥ 9	3,120	1,797
8	Old Chamber of Commerce	Interior	1	Copy/Printer Space		Printer room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	3	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	3,120	300
9	Old Chamber of Commerce	Interior	1	Vault		Vault	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Strip 4'	None		2	No	≥ 9	3,120	399
10	Old Chamber of Commerce	Interior	1	Open Work Area		en work office a	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	None	Recessed	8	No	≥ 9	3,120	2,396
11	Old Chamber of Commerce	Interior	1	Manager Office		Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	None	Recessed	4	No	≥ 9	3,120	1,198
12	Old Chamber of Commerce	Exterior	exteerior	Entrance	Exterior	Entrance	-	0	Light Switch	CFL	CFL - 2 Pin	CFL18	1	Can - Surface Mounted	None	Surface Mount	1	No	≥ 9	3,120	56

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

City Nursery
240 West Dawson Avenue
Glendora, California 91741

PREPARED BY:
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DATE OF REPORT:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Space Type	Storage Yard
Number of Buildings	None
Main Address	240 West Dawson Avenue, Glendora California 91741
Site Developed	Unknown
Site Area	0.37 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 10, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

City Nursery is a storage yard. The date of construction or possession of the facility was not provided or verified during the assessment.

Amenities and General Site

There are three ancillary storage sheds located at the main entrance of the yard. A cost to maintain and renovate the sheds is included in the reserve tables. Additionally, the open space in the yard is utilized to store inventory and other parks equipment which are owned by City of Glendora. An emergency eye-wash station is plumbed at the north-west boundary, and the whole site perimeter is fenced by wooden-board fencing. Overall, each site asset is budgeted for lifecycle-based replacement.

Architectural

There are no significant architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

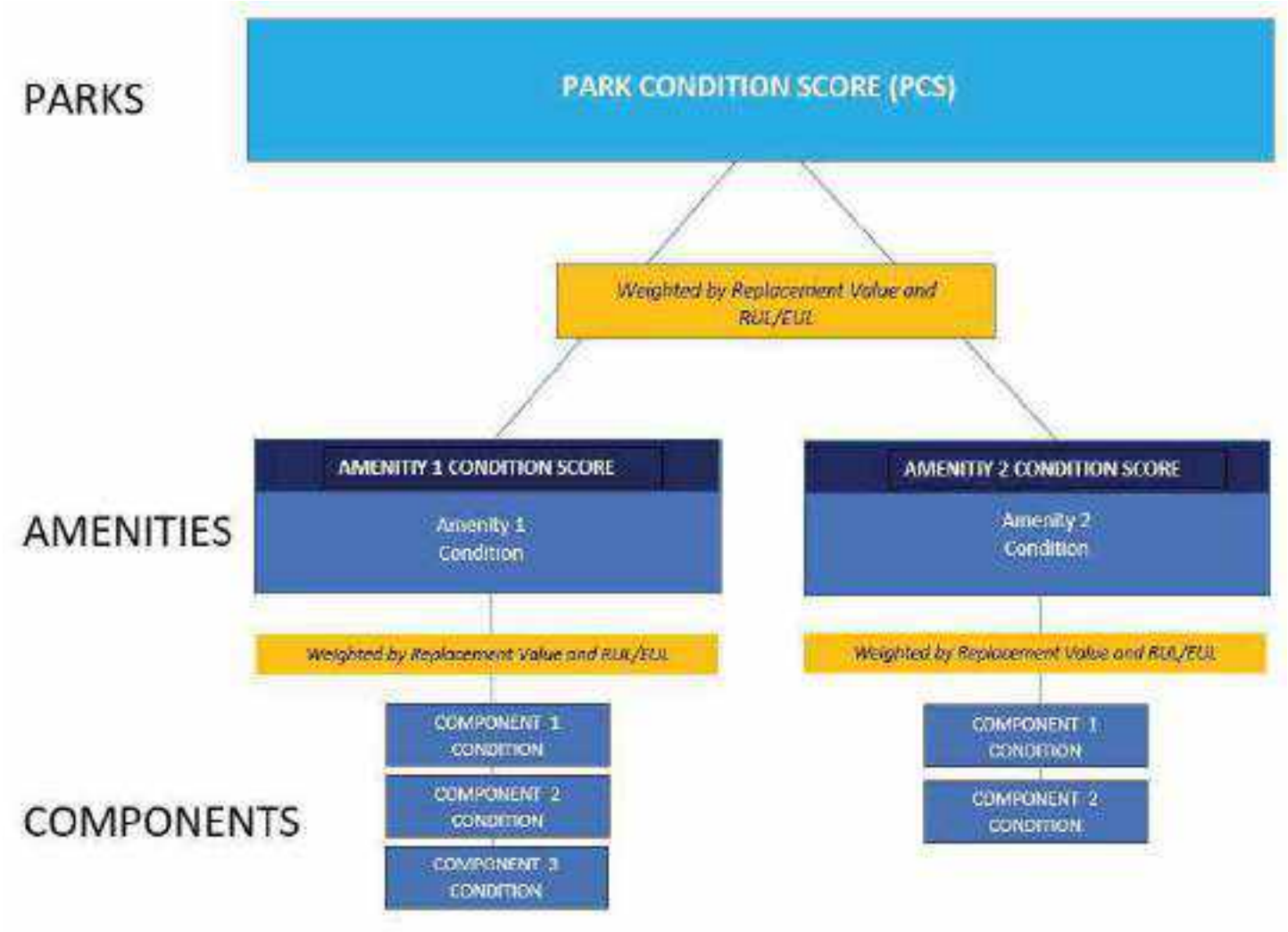
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

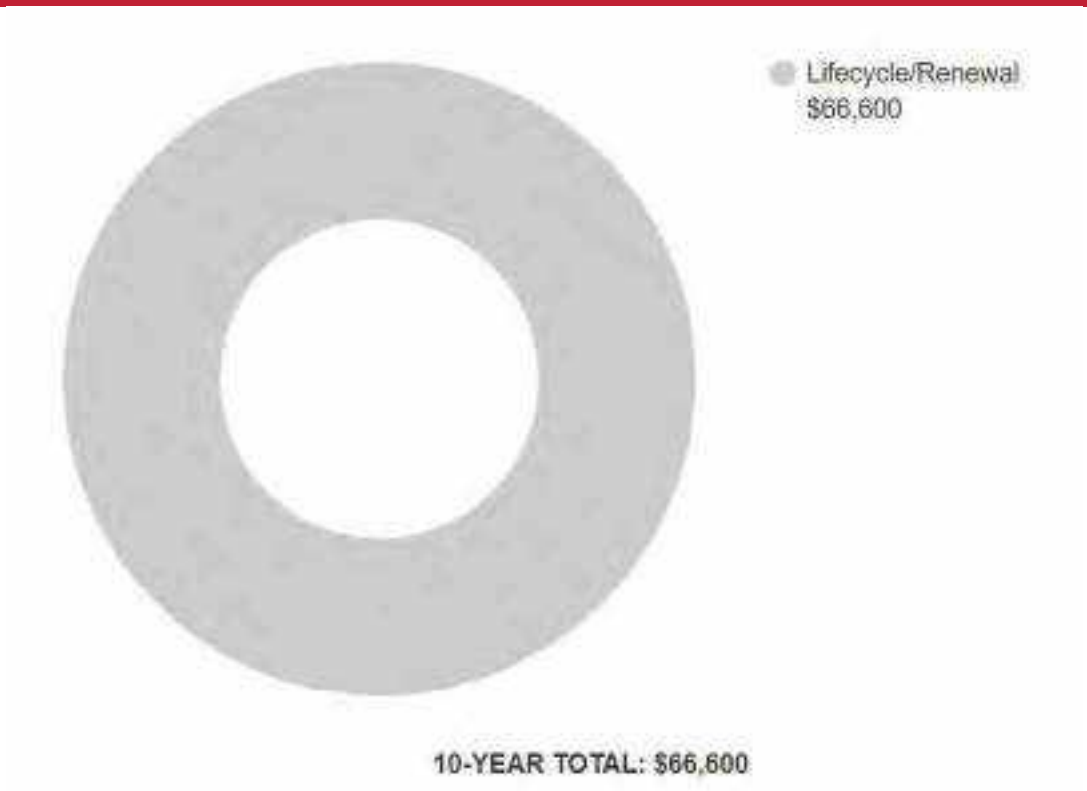
City Nursery	OVERALL CONDITION SCORE **40**	TOTAL ACRES: REPLACEMENT VALUE: **$ 110,560** REMAINING VALUE: **$ 44,150** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE **40**	REPLACEMENT VALUE: **$ 110,560** REMAINING VALUE: **$ 44,150**

Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV observed no key findings for this property.

General Site

General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Trash Receptacle	Medium-Duty Metal or Precast, Replace	9 EA	Fair
Emergency Plumbing Fixtures	Eye Wash and Shower Station, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	8 EA	Fair
Ancillary Building	Steel, Pre-Engineered, Replace	480 SF	Fair
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Fences and Gates	Fence, Wood Board 6', Replace	1000 LF	Fair
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	1540 SF	Fair
Park Bench	Precast Concrete, Replace	1 EA	Fair

General Site

Landscaping and Topography	No significant landscaping features Low to moderate site slopes throughout
Storm Water Management	Surface drainage to developed and undeveloped surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

3. Property Space Use and Observed Areas

Areas Observed

All of the site area was observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 year of construction for City Nursery was not confirmed. It has not been substantially renovated.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodation will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide City Nursery with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

9. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measures can be evaluated for the facility.

10. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Nursery, 240 West Dawson Avenue, Glendora, California 91741, 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.

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.

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 an 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.

Prepared by: Usama Anwar,
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Reviewed by:

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
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Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - SITE OVERVIEW

2 - STORAGE SHEDS

3 - BACKFLOW PREVENTER

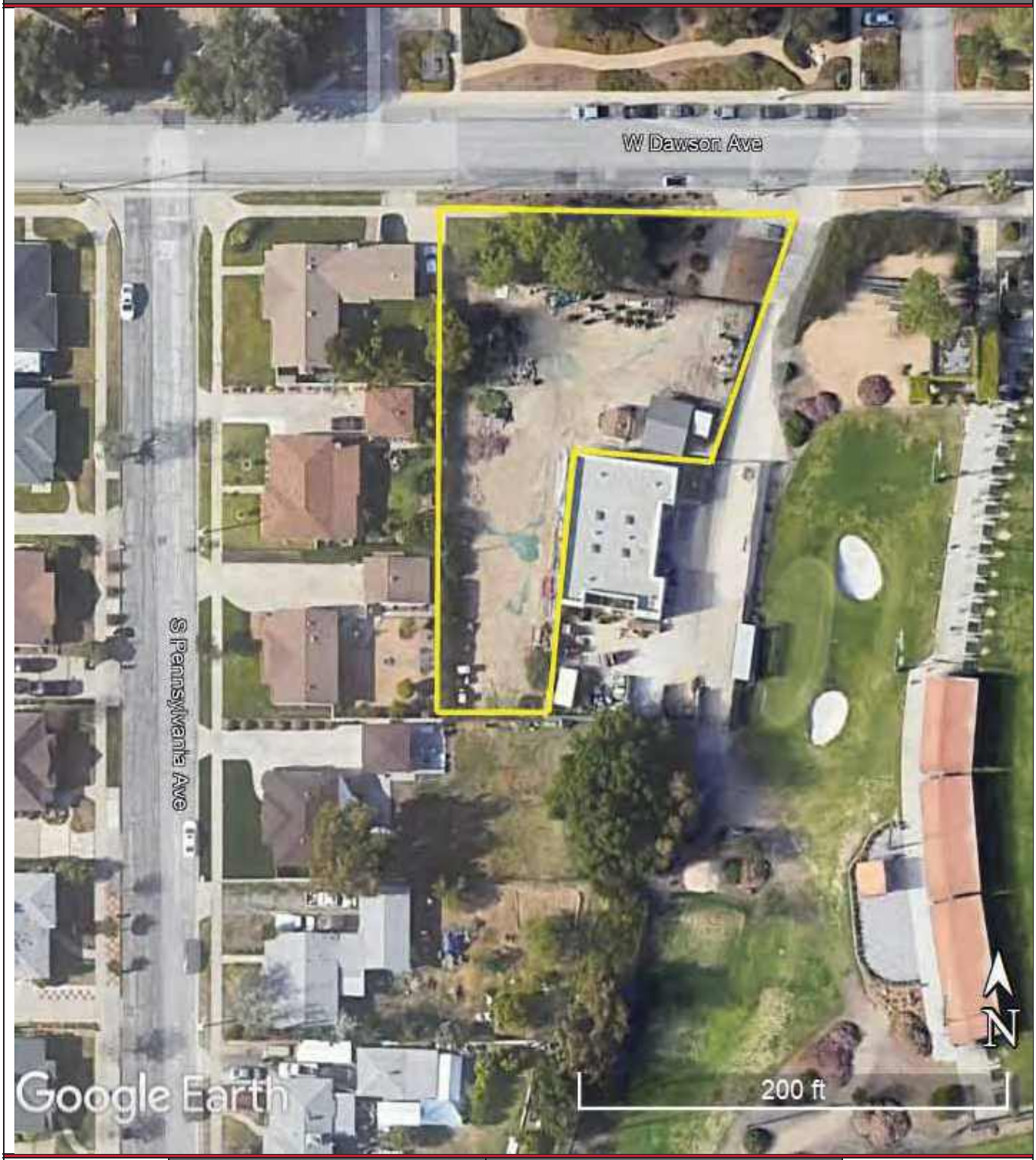
4 - EYE WASH AND SHOWER STATION

5 - TRASH RECEPTACLES AND BENCHES

6 - WOOD BOARD FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-026.379	City Nursery
Source	**On-Site Date**
Google	November 10, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Nursery

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	Unknown
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: 158691.23R000-026.379

BV Project Number: City Nursery

Facility History and Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

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

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *e in ings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | City Nursery

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	5	7052152
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7052157
Special Construction & Demo						
F1020	Site- small Storage	Fair	Ancillary Building, Steel, Pre-Engineered	480 SF	21	7052136
F1020	Site- Big Storage	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	800 SF	15	7052155
F1020	Site- Medium Storage	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	740 SF	15	7052141
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052137
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052134
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052142
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052148
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052140
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052145
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	6	7052151
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052143
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052135
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052144
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052149
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052146
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	1,000 LF	4	7052158
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052150
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	6	7052147
G2060	Site	Fair	Park Bench, Precast Concrete	1	10	7052154

Component Condition Report | City Nursery

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052156
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052133
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052132

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Nursery

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Nursery	$0	$0	$0	$0	$45,735	$16,746	$2,257	$0	$0	$0	$1,814	$0	$0	$0	$0	$83,920	$0	$0	$0	$0	$0	**$150,472**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$45,735**	**$16,746**	**$2,257**	**$0**	**$0**	**$0**	**$1,814**	**$0**	**$0**	**$0**	**$0**	**$83,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$150,472**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7052157	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$1,890.00	$1,890																$1,890						**$1,890**
D2010	Site	7052152	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	1	EA	$2,300.00	$3,105.00	$3,105						$3,105																**$3,105**
F1020	Site- Big Storage	7052155	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	800	SF	$25.00	$33.75	$27,000																$27,000						**$27,000**
F1020	Site- Medium Storage	7052141	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	740	SF	$25.00	$33.75	$24,975																$24,975						**$24,975**
G2060	Site	7052158	Fences & Gates, Fence, Wood Board 6', Replace	20	16	4	1000	LF	$28.00	$37.80	$37,800					$37,800																	**$37,800**
G2060	Site	7052142	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																	**$945**
G2060	Site	7052143	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																	**$945**
G2060	Site	7052144	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																	**$945**
G2060	Site	7052148	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052140	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052150	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052156	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052133	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052137	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052134	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052145	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052135	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052149	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052146	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052132	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7052151	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945															**$945**
G2060	Site	7052147	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945															**$945**
G2060	Site	7052154	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350											**$1,350**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$40,635**	**$14,445**	**$1,890**	**$0**	**$0**	**$0**	**$1,350**	**$0**	**$0**	**$0**	**$0**	**$53,865**	**$0**	**$0**	**$0**	**$0**	**$0**	**$112,185**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$45,735**	**$16,746**	**$2,257**	**$0**	**$0**	**$0**	**$1,814**	**$0**	**$0**	**$0**	**$0**	**$83,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$150,472**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117369	-117.867320	https://www.google.com/maps?q=+34.117369,-117.867320	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000169	City Nursery	7052137
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117366	-117.867245	https://www.google.com/maps?q=+34.117366,-117.867245	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000222	City Nursery	7052134
Screens & Shutters	Rolling Security Shutter, 10 to 50 SF	Replace	Site- small Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	15	20	5	1	1299.6	1299.6		City Nursery	7052153
Emergency Plumbing Fixtures	Eye Wash & Shower Station	Replace	Site	Fair	34.117392	-117.867454	https://www.google.com/maps?q=+34.117392,-117.867454	Lifecycle/Renewal	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	15	20	5	1	2490.9	2490.9	000233	City Nursery	7052152
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117375	-117.867201	https://www.google.com/maps?q=+34.117375,-117.867201	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000168	City Nursery	7052142
Ancillary Building	Steel, Pre-Engineered	Replace	Site- small Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	14	35	21	480	32.49	15595.2		City Nursery	7052136
Backflow Preventer	Domestic Water	Replace	Site	Fair	34.117413	-117.867500	https://www.google.com/maps?q=+34.117413,-117.867500	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 1 IN, Replace	15	30	15	1	1516.2	1516.2	000241	City Nursery	7052157
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117375	-117.867268	https://www.google.com/maps?q=+34.117375,-117.867268	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000248	City Nursery	7052148
Roofing	Metal	Replace	Site- Big Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Metal Roof	15	40	25	340	14.079	4786.86		City Nursery	7052131
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117378	-117.867275	https://www.google.com/maps?q=+34.117378,-117.867275	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000229	City Nursery	7052140
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117391	-117.867269	https://www.google.com/maps?q=+34.117391,-117.867269	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000211	City Nursery	7052145
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117375	-117.867245	https://www.google.com/maps?q=+34.117375,-117.867245	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	14	20	6	1	758.1	758.1	000159	City Nursery	7052151
Park Bench	Metal Powder-Coated	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000177	City Nursery	7052143
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117336	-117.867223	https://www.google.com/maps?q=+34.117336,-117.867223	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000221	City Nursery	7052135
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117380	-117.867199	https://www.google.com/maps?q=+34.117380,-117.867199	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000167	City Nursery	7052144
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000160	City Nursery	7052149
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000225	City Nursery	7052146
Fences & Gates	Fence, Wood Board 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Wood Board 6', Replace	16	20	4	1000	30.324	30324	000242	City Nursery	7052158
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site- Big Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15	800	27.075	21660		City Nursery	7052155
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Site- Medium Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Roofing, Asphalt Shingle, 20-Year Standard, Replace	15	20	5	800	4.1154	3292.32		City Nursery	7052139
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117406	-117.867281	https://www.google.com/maps?q=+34.117406,-117.867281	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000227	City Nursery	7052150
Overhead/Dock Door	Aluminum, 12'x12' (144 SF)	Replace	Site- Big Storage Shed	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	15	30	15	1	4765.2	4765.2		City Nursery	7052138
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117377	-117.867215	https://www.google.com/maps?q=+34.117377,-117.867215	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	14	20	6	1	758.1	758.1	000220	City Nursery	7052147
Park Bench	Precast Concrete	Replace	Site	Fair	34.117377	-117.867272	https://www.google.com/maps?q=+34.117377,-117.867272	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	15	25	10	1	1083	1083	000226	City Nursery	7052154
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site- Medium Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15	740	27.075	20035.5		City Nursery	7052141
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117374	-117.867277	https://www.google.com/maps?q=+34.117374,-117.867277	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000247	City Nursery	7052156
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117355	-117.867281	https://www.google.com/maps?q=+34.117355,-117.867281	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000228	City Nursery	7052133
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117370	-117.867269	https://www.google.com/maps?q=+34.117370,-117.867269	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000223	City Nursery	7052132

Appendix H:
Equipment Inventory

Mechanical In entory - City Nursery							
E uipment Location	E uipment	Capacity	Quantity	ear	Make	Model	Serial
Site	Ba kflow Preventer	1 IN	1	2008	Illegible	Illegible	Illegible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052157	D2010	**Backflow Preventer**	Domestic Water	1 IN	City Nursery	Site	Illegible	Illegible	Illegible	2008	000241	

Appendix I:
Energy Conservation Measures Calculations

No Documents Associated
With This Appendix

Appendix J:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Crowther Teen and Family Center
241 West Dawson Avenue
Glendora, California 91740

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BV PROJECT #:
158691.23R000-027.379

DATE OF REPORT:
January 10, 2024

ON SITE DATE:
November 6, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Main Address	241 West Dawson Avenue, Glendora, California 91740
Site Developed	2003
Site Area	1.98 acres (estimated)
Parking Spaces	101 total; 83 spaces in open lots; 18 spaces in carports Five accessible (included in total above)
Building Area	12,970 SF
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 6, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ramiro Valderrama
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Crowther Teen and Family Center was originally constructed in 2003.

Architectural

The lower roof of the building was replaced at the same time the roof-mounted HVAC equipment was replaced in 2019. The upper roof is original and is expected for replacement during the reserve term. Roof leaks have occurred in the past, but they are repaired as they occur. Little to no cracking was observed on the exterior walls. Exterior painting appears to be done on a routine basis. According to the point of contact, there have been no issues with building movement or settlement. The interior finishes have been periodically replaced as needed over the years. The gymnasium flooring is resurfaced every two years. The carpet is stained throughout and expected for replacement in the near future. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is conditioned by three rooftop packaged units that were replaced in 2019. There are three programmable thermostats that control the HVAC system. The electrical system is controlled by a main switchboard located in the electrical room. The switchboard is original and in overall fair condition. The facility also utilizes solar panels on the gymnasium roof and on the carports. Hot water is supplied by electric water heaters. Typical commercial plumbing fixtures are utilized in the restrooms. Fire suppression consists of a sprinkler system and individual fire extinguishers. The fire alarm control panel is installed in the storage room and was replaced in 2019.

Site

The main parking lot exhibited large areas of alligator cracking, and the side parking lot has isolated areas of linear cracking. Replacement/repair of the damaged pavement is recommended. There are mature trees at the rear of the building that are coming into contact with the roof and exterior walls. Trimming or removal of the trees is recommended. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

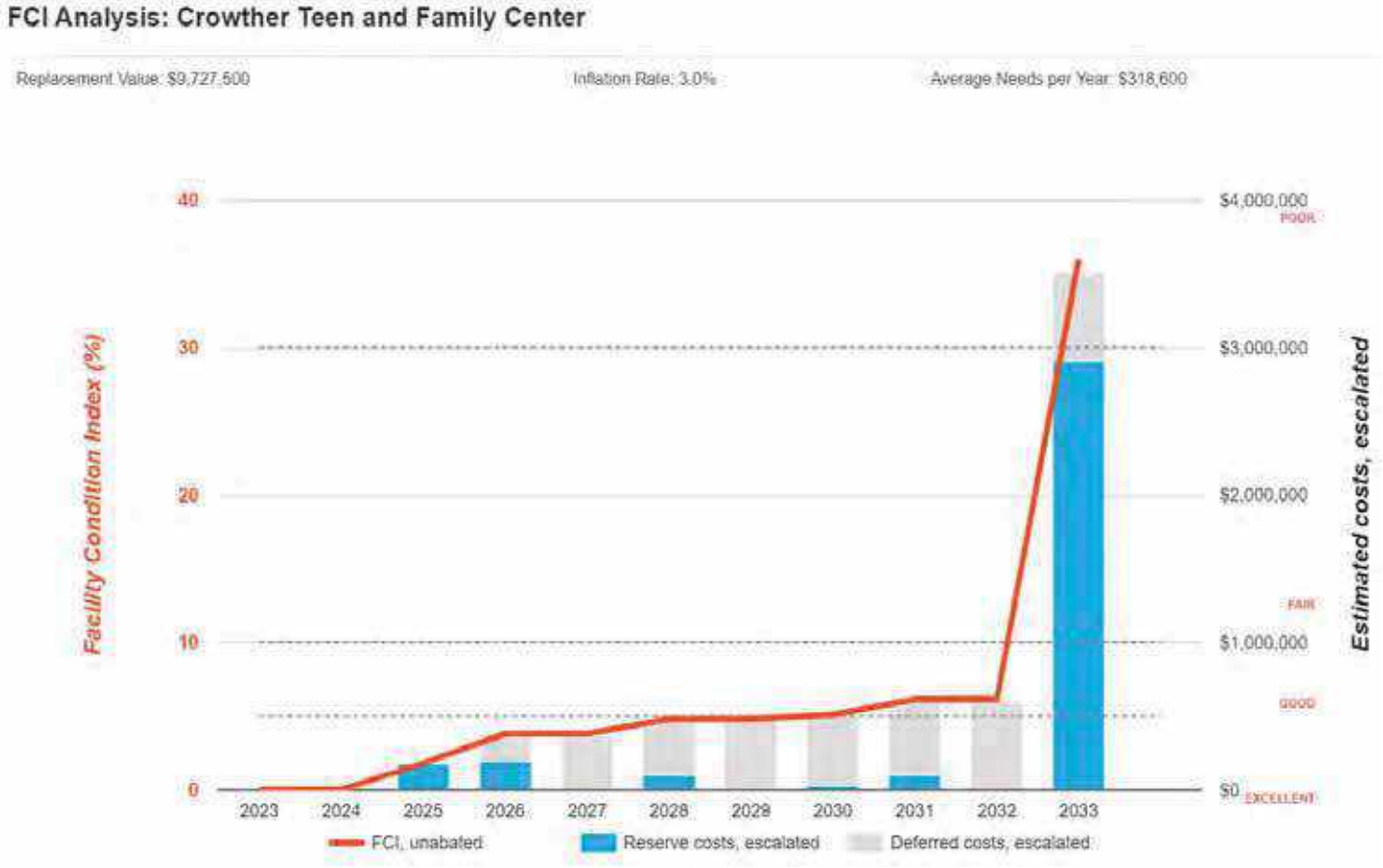
FCI Analysis | Crowther Teen and Family Center(2003)

Replacement Value	*Total SF*	*Cost/SF*
$ 9,727,500	*12,970*	*$ 750*

	Est Reserve Cost	FCI
Current	$ 2,100	**0.0 %**
3-Year	$ 371,000	3.8 %
5-Year	$ 468,000	4.8 %
10-Year	$ 3,503,800	36.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Crowther Teen and Family Center	1	$2,000
Total	**1**	**$2,000**

Crowther Teen and Family Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7036289	Crowther Teen and Family Center	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,000
Total (1 items)							**$2,000**

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Crowther Teen and Family Center Side Parking

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

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Isolated cracking observed at side parking lot. Seal and striping recommended. - AssetCALC ID: 7036311

Parking Lots in Poor condition.

Pavement, Asphalt
Crowther Teen and Family Center Main Parking

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $137,000

$$$$

Alligator cracking throughout - AssetCALC ID: 7036314

Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Crowther Teen and Family Center Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$$**$$

Overgrown trees are coming in contact with the roof and ladder. Trimming recommended - AssetCALC ID: 7036289

Flooring in Poor condition.

Carpet, Commercial Standard
Crowther Teen and Family Center Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $20,300

**$$$**$

Worn out and stained - AssetCALC ID: 7036294

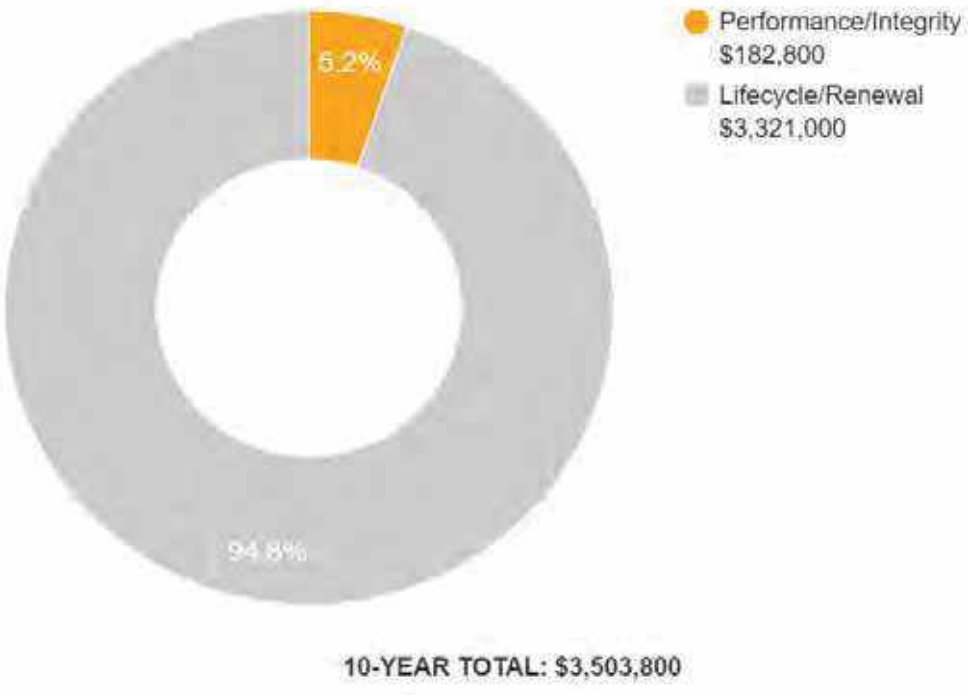
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete slab	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, wood strip Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks and instant hot water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing; CMU wall dumpster enclosure Playground Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU 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: LED Building-mounted: LED	Fair
Ancillary Structures	Carports	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Stained carpeting, asphalt pavement cracking, mature tree growth	

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	-	-	$51,400	$56,200	$94,400	$201,900
Roofing	-	-	$195,600	-	$276,200	$471,800
Interiors	-	$21,500	$45,700	$71,900	$542,100	$681,200
Plumbing	-	-	-	$84,900	$349,500	$434,500
HVAC	-	-	-	$94,100	$257,000	$351,100
Fire Protection	-	-	-	-	$158,100	$158,100
Electrical	-	-	-	$1,791,100	$793,200	$2,584,300
Fire Alarm & Electronic Systems	-	-	-	$115,000	$28,000	$143,000
Equipment & Furnishings	-	-	-	$22,300	$23,800	$46,100
Special Construction & Demo	-	-	-	$517,100	$631,000	$1,148,000
Site Pavement	-	$151,800	-	$29,100	$315,800	$496,700
Site Development	$2,000	-	-	$160,400	$175,900	$338,400
Site Utilities	-	-	-	$93,600	-	$93,600
TOTALS (3% inflation)	**$2,000**	**$173,300**	**$292,600**	**$3,035,800**	**$3,645,000**	**$7,148,700**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 2003. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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 a 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 the system's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Crowther Teen and Family Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Crowther Teen and Family Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,766 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$706 *(In Current Dollars)*
Net Effective ECM Payback	2.50 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Install Low Flow Faucet Aerators	$173	$280	0.62	10
2	Install Timers on Exhaust Fans	$1,363	$504	2.70	15

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Crowther Teen and Family Center, 241 West Dawson Avenue, Glendora, California 91740, 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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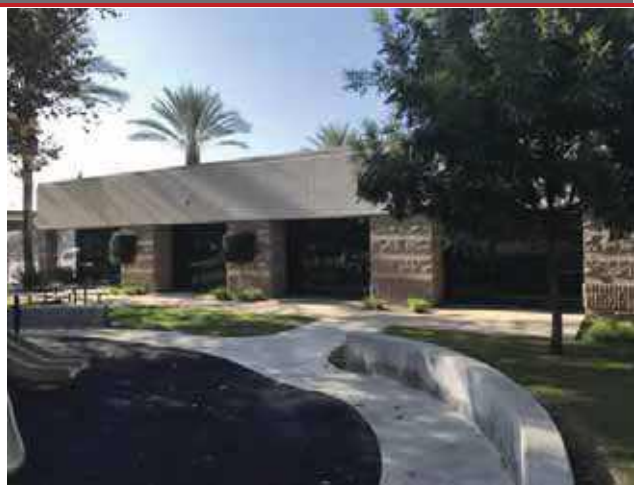
12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - CROWTHER CENTER FRONT ELEVATION



2 - CROWTHER CENTER LEFT ELEVATION

3 - CROWTHER CENTER REAR ELEVATION

4 - CROWTHER CENTER RIGHT ELEVATION

5 - SINGLE MEMBRANE TPO ROOF

6 - LOBBY AND SERVICE DESK

Photographic Overview

7 - COMPUTER LAB AND LEARNING CENTER

8 - COMMON AREA MEETING ROOM

9 - TYPICAL COMMUNITY BASKETBALL GYM

10 - TYPICAL COMMON AREA RESTROOM

11 - FACP AND STORAGE ROOM

12 - STORAGE TANK WATER HEATER

Photographic Overview

13 - INSTANT ELECTRIC WATER HEATER

14 - DOMESTIC WATER BACKFLOW PREVENTER

15 - ROOF MOUNTED PACKAGED UNIT

16 - ROOF MOUNTED EXHAUST FAN

17 - MAIN BUILDING ELECTRICAL SWITCHBOARD

18 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview

19 - SOLAR PANEL INVERTER

20 - FIRE ALARM CONTROL PANEL

21 - ASPHALT PAVED PARKING LOT

22 - SHADE STRUCTURE WITH SOLAR PANELS

23 - TYPICAL CHILDREN'S PLAY STRUCTURE

24 - CHAIN LINK SITE FENCING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-027.379	Crowther Teen and Family Center
Source	**On-Site Date**
Google	November 6, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Crowther Teen and Family Center
Name of person completing form:	Ramiro Valderrama
Title / Association w/ property:	Recreation Supervisor
Length of time associated w/ property:	1.5 years
Date Completed:	November 5, 2023
Phone Number:	909.322.6562
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: 2003	Renovated:	
2	Building size in SF	12,970 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Gym resurfaced every 2 years. New lighting in gym last year		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Carpet, painting, toilet partitions		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Repaired as they occur
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Crowther Teen and Family Center

BV Project Number: 158691.23R000-027.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		No designated van spaces
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		No pipe wrapping
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?			X	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,940 SF	5	7036295
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	160 SF	20	7036278
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	350 SF	10	7036334
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7036285
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	10	7036331
Roofing						
B3010	Gym Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,800 SF	3	7045135
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,500 SF	16	7036288
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	7036279
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	7	20	7036283
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,188 SF	10	7036280
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	13	10	7036322
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,455 SF	5	7036310
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	7036304
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	2	7036294
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,500 SF	20	7036267
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,000 SF	10	7036319
C2030	Gymnasium	Fair	Flooring, Wood, Sports	7,782 SF	15	7036290
C2030	Restrooms	Fair	Flooring, Ceramic Tile	688 SF	20	7036340
Plumbing						
D2010	Foothill Room	Fair	Water Heater, Electric, Instant Hot	1	8	7041050
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	10	7036315

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7036336
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,970 SF	20	7036313
D2010	Storage Room	Fair	Water Heater, Electric, Residential	1	8	7036316
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	10	7036268
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	7036326
D2010	Storage Room	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7036275
D2010	Restrooms	Fair	Urinal, Standard	3	10	7036269
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	7036321
D2010	Teen Lounge	Fair	Water Heater, Electric, Instant Hot	1	8	7041051
D2010	Route 66 Room	Fair	Water Heater, Electric, Residential	1	8	7041049
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7036274
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,970 SF	10	7036307
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7036271
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7036342
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7036339
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036327
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036299
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036305
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036300
Fire Protection						
D4010	Gymnasium	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	12,970 SF	20	7036325
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	196	10	7036282
D5010	Shade Structures	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	336	10	7045137

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Building exterior	Fair	Solar Power, Inverter	1	8	7036265
D5010	Building exterior	Fair	Solar Power, Inverter	1	8	7036303
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7036312
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	20	7036292
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	10	7036328
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	12,970 SF	20	7036302
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,970 SF	16	7036320
D5040	Site	Fair	Special Fixture w/ Lamp, Metal Halide, 250 W	7	10	7036329
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	12,970 SF	8	7036281
D7050	Storage Room	Good	Fire Alarm Panel, Fully Addressable	1	11	7036297
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,970 SF	10	7036318
Equipment & Furnishings						
E1030	Storage Room	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7036270
E2010	Gymnasium	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	13	7036333
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	7036265
Special Construction & Demo						
F1020	Parking lot	Fair	Shed/Gazebo/Shade Structure, Carport	6,000 SF	15	7127045
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	5,700 SF	10	7036273
Pedestrian Plazas & Walkways						
G2020	Main Parking	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,000 SF	5	7036337
G2020	Main Parking	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,000 SF	2	7036314
G2020	Side Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	35,000 SF	13	7036286
G2020	Side Parking	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7036311
Athletic, Recreational & Playfield Areas						

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,800 SF	10	7036291
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	13	7036338
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	7036301
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7036296
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	13	7036287
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	160 SF	20	7036330
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	20 LF	20	7036309
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7036321
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	450 LF	8	7036300
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	10	7036341
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	10	7036288
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	10	7036332
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7036289
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	14,000 SF	10	7036272
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	4	10	7036284
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	10	7036335

Appendix F:
Replacement Reserves

Replacement Reserves Report

Crowther Teen and Family Center

1/10/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Crowther Teen and Family Center	$2,025	$0	$173,298	$195,609	$0	$97,035	$0	$29,139	$101,223	$0	$2,905,450	$28,031	$62,651	$411,373	$0	$1,125,445	$575,524	$39,160	$0	$0	$1,402,881	**$7,148,845**
Grand Total	**$2,025**	**$0**	**$173,298**	**$195,609**	**$0**	**$97,035**	**$0**	**$29,139**	**$101,223**	**$0**	**$2,905,450**	**$28,031**	**$62,651**	**$411,373**	**$0**	**$1,125,445**	**$575,524**	**$39,160**	**$0**	**$0**	**$1,402,881**	**$7,148,845**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7036295	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10940	SF	$3.00	$4.05	$44,307						$44,307										$44,307							**$88,614**
B2010	Building Exterior	7036278	Exterior Walls, Glass Block, Replace	40	20	20	160	SF	$50.00	$67.50	$10,800																					$10,800	**$10,800**
B2020	Building Exterior	7036334	Storefront, Glazing & Framing, Replace	30	20	10	350	SF	$55.00	$74.25	$25,988											$25,988											**$25,988**
B2050	Building Exterior	7036331	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	9	EA	$1,300.00	$1,755.00	$15,795											$15,795											**$15,795**
B2050	Building Exterior	7036285	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$810.00	$3,240																					$3,240	**$3,240**
B3010	Gym Roof	7045136	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	7800	SF	$17.00	$22.95	$179,010				$179,010																		**$179,010**
B3010	Roof	7036298	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	7500	SF	$17.00	$22.95	$172,125																			$172,125			**$172,125**
C1030	Throughout building	7036279	Interior Door, Wood, Solid-Core, Replace	40	20	20	9	EA	$700.00	$945.00	$8,505																					$8,505	**$8,505**
C1030	Throughout building	7036283	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	7	EA	$2,100.00	$2,835.00	$19,845																					$19,845	**$19,845**
C1070	Throughout building	7036280	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5188	SF	$3.50	$4.73	$24,513											$24,513											**$24,513**
C1090	Throughout building	7036322	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	13	EA	$500.00	$675.00	$8,775											$8,775											**$8,775**
C2010	Restrooms	7036304	Wall Finishes, Ceramic Tile, Replace	40	20	20	600	SF	$18.00	$24.30	$14,580																					$14,580	**$14,580**
C2010	Throughout building	7036310	Wall Finishes, any surface, Prep & Paint	10	5	5	19455	SF	$1.50	$2.03	$39,396						$39,396										$39,396						**$78,793**
C2030	Throughout building	7036267	Flooring, Ceramic Tile, Replace	40	20	20	1500	SF	$18.00	$24.30	$36,450																					$36,450	**$36,450**
C2030	Restrooms	7036340	Flooring, Ceramic Tile, Replace	40	20	20	688	SF	$18.00	$24.30	$16,718																					$16,718	**$16,718**
C2030	Throughout building	7036319	Flooring, Wood, Strip, Replace	30	20	10	1000	SF	$15.00	$20.25	$20,250											$20,250											**$20,250**
C2030	Throughout building	7036294	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2000	SF	$7.50	$10.13	$20,250			$20,250										$20,250									**$40,500**
C2030	Gymnasium	7036290	Flooring, Wood, Sports, Replace	30	15	15	7782	SF	$17.00	$22.95	$178,597																$178,597						**$178,597**
D2010	Foothill Room	7041050	Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	$500.00	$675.00	$675									$675													**$675**
D2010	Teen Lounge	7041051	Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	$500.00	$675.00	$675									$675													**$675**
D2010	Route 66 Room	7041049	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	$550.00	$742.50	$743									$743													**$743**
D2010	Storage Room	7036316	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	$550.00	$742.50	$743									$743													**$743**
D2010	Site	7036274	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$6,600.00	$8,910.00	$8,910											$8,910											**$8,910**
D2010	Site	7036336	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,320.00	$4,320											$4,320											**$4,320**
D2010	Throughout building	7036313	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	12970	SF	$11.00	$14.85	$192,605																					$192,605	**$192,605**
D2010	Throughout building	7036323	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$1,500.00	$2,025.00	$4,050									$4,050													**$4,050**
D2010	Throughout building	7036326	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	3	EA	$1,200.00	$1,620.00	$4,860											$4,860											**$4,860**
D2010	Restrooms	7036269	Urinal, Standard, Replace	30	20	10	3	EA	$1,100.00	$1,485.00	$4,455											$4,455											**$4,455**
D2010	Restrooms	7036315	Toilet, Commercial Water Closet, Replace	30	20	10	9	EA	$1,300.00	$1,755.00	$15,795											$15,795											**$15,795**
D2010	Restrooms	7036268	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	8	EA	$1,700.00	$2,295.00	$18,360											$18,360											**$18,360**
D2010	Storage Room	7036276	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	$800.00	$1,080.00	$1,080																$1,080						**$1,080**
D3050	Throughout building	7036307	HVAC System, Ductwork, Medium Density, Replace	30	20	10	12970	SF	$4.00	$5.40	$70,038											$70,038											**$70,038**
D3050	Roof	7036339	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$27,000.00	$27,000																$27,000						**$27,000**
D3050	Roof	7036342	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$27,000.00	$27,000																$27,000						**$27,000**
D3050	Roof	7036271	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$75,000.00	$101,250.00	$101,250																	$101,250					**$101,250**
D3060	Roof	7036327	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036305	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036299	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036308	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D4010	Gymnasium	7036325	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	20	20	12970	SF	$5.00	$6.75	$87,548																					$87,548	**$87,548**
D5010	Building exterior	7036265	Solar Power, Inverter, Replace	15	7	8	1	EA	$6,000.00	$8,100.00	$8,100									$8,100													**$8,100**
D5010	Building exterior	7036303	Solar Power, Inverter, Replace	15	7	8	1	EA	$6,000.00	$8,100.00	$8,100									$8,100													**$8,100**
D5010	Roof	7036282	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	196	EA	$1,800.00	$2,430.00	$476,280											$476,280											**$476,280**
D5010	Shade Structures	7045137	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	336	EA	$1,800.00	$2,430.00	$816,480											$816,480											**$816,480**
D5020	Electrical room	7036312	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$13,500.00	$13,500											$13,500											**$13,500**
D5020	Electrical room	7036292	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$40,000.00	$54,000.00	$54,000																					$54,000	**$54,000**

Replacement Reserves Report

Crowther Teen and Family Center

1/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Electrical room	7036328	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450											**$9,450**
D5020	Throughout building	7036302	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	12970	SF	$18.00	$24.30	$315,171																						$315,171	**$315,171**
D5040	Site	7036329	Special Fixture w/ Lamp, Metal Halide, 250 W, Replace	20	10	10	7	EA	$190.00	$256.50	$1,796											$1,796											**$1,796**
D5040	Throughout building	7036320	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	12970	SF	$4.50	$6.08	$78,793																		$78,793					**$78,793**
D7030	Throughout building	7036281	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	12970	SF	$2.00	$2.70	$35,019									$35,019														**$35,019**
D7050	Throughout building	7036318	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	12970	SF	$3.00	$4.05	$52,529											$52,529											**$52,529**
D7050	Storage Room	7036297	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$20,250.00	$20,250												$20,250										**$20,250**
E1030	Storage Room	7036270	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045														**$9,045**
E2010	Throughout building	7036266	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	20	LF	$300.00	$405.00	$8,100											$8,100											**$8,100**
E2010	Gymnasium	7036333	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	12	13	100	EA	$120.00	$162.00	$16,200														$16,200								**$16,200**
F1020	Site	7036273	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	5700	SF	$50.00	$67.50	$384,750											$384,750											**$384,750**
F1020	Parking lot	7127045	Shed/Gazebo/Shade Structure, Carport, Replace	30	15	15	6000	SF	$50.00	$67.50	$405,000																$405,000						**$405,000**
G2020	Main Parking	7036314	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	29000	SF	$3.50	$4.73	$137,025			$137,025																			**$137,025**
G2020	Side Parking	7036311	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10000	SF	$0.45	$0.61	$6,075			$6,075					$6,075					$6,075						$6,075			**$24,300**
G2020	Main Parking	7036337	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	29000	SF	$0.45	$0.61	$17,618								$17,618					$17,618						$17,618			**$52,853**
G2020	Side Parking	7036286	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	35000	SF	$3.50	$4.73	$165,375														$165,375								**$165,375**
G2050	Gymnasium	7036287	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	6	EA	$9,500.00	$12,825.00	$76,950														$76,950								**$76,950**
G2050	Gymnasium	7036338	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	12	13	2	EA	$8,000.00	$10,800.00	$21,600														$21,600								**$21,600**
G2050	Site	7036301	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$13,500.00	$13,500											$13,500											**$13,500**
G2050	Site	7036296	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,500.00	$3,375.00	$3,375											$3,375											**$3,375**
G2050	Site	7036291	Playfield Surfaces, Rubber, Small Areas, Replace	20	10	10	1800	SF	$26.00	$35.10	$63,180											$63,180											**$63,180**
G2060	Site	7036300	Fences & Gates, Fence, Chain Link 6', Replace	40	32	8	450	LF	$21.00	$28.35	$12,758									$12,758													**$12,758**
G2060	Site	7036288	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$945.00	$1,890											$1,890											**$1,890**
G2060	Site	7036341	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	4	EA	$700.00	$945.00	$3,780											$3,780											**$3,780**
G2060	Site	7036332	Picnic Table, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$945.00	$1,890											$1,890											**$1,890**
G2060	Site	7036321	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$810.00	$810											$810											**$810**
G2060	Site	7036330	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	160	SF	$60.00	$81.00	$12,960																					$12,960	**$12,960**
G2060	Site	7036309	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	20	LF	$160.00	$216.00	$4,320																					$4,320	**$4,320**
G2080	Site	7036272	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	14000	SF	$1.00	$1.35	$18,900											$18,900											**$18,900**
G2080	Site	7036289	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,025.00	$2,025	$2,025																					**$2,025**
G4050	Site	7036284	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	4	EA	$900.00	$1,215.00	$4,860											$4,860											**$4,860**
G4050	Site	7036335	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	12	EA	$4,000.00	$5,400.00	$64,800											$64,800											**$64,800**
Totals, Unescalated												**$2,025**	**$0**	**$163,350**	**$179,010**	**$0**	**$83,703**	**$0**	**$23,693**	**$79,907**	**$0**	**$2,161,928**	**$20,250**	**$43,943**	**$280,125**	**$0**	**$722,380**	**$358,648**	**$23,693**	**$0**	**$0**	**$776,741**	**$4,919,395**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,025**	**$0**	**$173,298**	**$195,609**	**$0**	**$97,035**	**$0**	**$29,139**	**$101,223**	**$0**	**$2,905,450**	**$28,031**	**$62,651**	**$411,373**	**$0**	**$1,125,445**	**$575,524**	**$39,160**	**$0**	**$0**	**$1,402,881**	**$7,148,845**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7041050	D2010	**Water Heater**	Electric, Instant Hot		Crowther Teen and Family Center	Foothill Room	Hot Aqua	18/120 SPC	90255		002291	
2	7041051	D2010	**Water Heater**	Electric, Instant Hot		Crowther Teen and Family Center	Teen Lounge	Hot Aqua	18/120 SPC	90256		002290	
3	7036316	D2010	**Water Heater**	Electric, Residential	10 GAL	Crowther Teen and Family Center	Storage Room	Rheem	XE10P06PU20U0	Q471609078	2016	002374	
4	7041049	D2010	**Water Heater**	Electric, Residential	2.65 GAL	Crowther Teen and Family Center	Route 66 Room	Stiebel	SHC 2.5	No dataplate		002292	
5	7036336	D2010	**Backflow Preventer**	Domestic Water	2 IN	Crowther Teen and Family Center	Site				2003		
6	7036274	D2010	**Backflow Preventer**	Domestic Water	4 IN	Crowther Teen and Family Center	Site				2003		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036271	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	35 TON	Crowther Teen and Family Center	Roof	Carrier	48A4D035-P-621EE	2519U45824	2019	002370	
2	7036342	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Crowther Teen and Family Center	Roof	Carrier	48HCDD12A2A6A0A0G0	4818P42160	2018	002372	
3	7036339	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Crowther Teen and Family Center	Roof	Carrier	48HCDD12A2A6A0A0G0	4818P42159	2018	002371	
4	7036327	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002368	
5	7036299	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002377	
6	7036305	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002369	

7	7036308	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002376	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036265	D5010	**Solar Power**	Inverter	82 KW	Crowther Teen and Family Center	Building exterior	Solectria	PVI 82KW	110504-23		002380	
2	7036303	D5010	**Solar Power**	Inverter	60 KW	Crowther Teen and Family Center	Building exterior	Solectria	PVI 60KW	110106-46		002381	
3	7036312	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Crowther Teen and Family Center	Electrical room	MGM Transformer Company	HT75A3B2SH	0201-75Y-153-2	2003	002378	
4	7036292	D5020	**Switchboard**	277/480 V	600 AMP	Crowther Teen and Family Center	Electrical room	RSE Sierra	No dataplate	No dataplate	2003	002379	
5	7036328	D5020	**Distribution Panel**	277/480 V	600 AMP	Crowther Teen and Family Center	Electrical room	Square D	HCM14486	No dataplate	2003	002386	
6	7036329	D5040	**Special Fixture w/ Lamp**	Metal Halide, 250 W		Crowther Teen and Family Center	Site						7

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036297	D7050	**Fire Alarm Panel**	Fully Addressable		Crowther Teen and Family Center	Storage Room	Intelliknight	5808	No dataplate	2019	002373	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036270	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Crowther Teen and Family Center	Storage Room	Scotsman	Inaccessible	Inaccessible		002375	

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Timers On Exhaust Fans
EAC7A	Location: Roof
Attributes:	Install (4x) timer(s) on (4x) Rooftop Exhaust Fans

Type of Exhaust Fan: Rooftop Exhaust Fans

EXISTING CONDITION

No. of Timers to Be Installed:	4	Qty	HP of Individual Fan Motor:	0.17	HP
No. of Exhaust Fans:	4		Total kW:	0.51	kW
Existing Daily Hours of Operation/Exhaust Fan:	10.00	Hrs/Day	Annual kWh For All Fans:	1,852	kWh

PROPOSED CONDITION

New Daily Hours With Timers/Exhaust Fan:	6.00	Hrs/Day	New Annual kWh For All Fans:	1,111	kWh
Type of Heating Fuel:	Natural Gas		Is The Property Cooled?	Yes	

Only For Apt. Bathroom Exhaust Fans			Only For Roof Top Exhaust Fans- Commerical Spaces		
CFM for Individual Bathroom Exhaust Fans *(For bathrooms<100Sqft)*	90	CFM	No. of Water Closets In Building	9	
			No. of Urinals In Building	3	
Total Exhuast CFM From All Fans	360	CFM	Total CFM for All Restroom Exhaust	600	CFM
Annual Heating Energy Savings	0	kbtu	Annual Heating Energy Savings	4,432	kbtu
Annual Cooling Energy Savings	0	kbtu	Annual Cooling Energy Savings	5,845	kbtu

Energy & Cost Savings

Estimated Annual Heating Plant Efficiency	79.39	%	Estimated Annual Cooling Plant Efficiency	11.05	EER
Annual Heating Energy Savings	56	Therms	Annual Cooling Energy Savings	529	kWh
Annual Electric Fan Motor Savings	741	kWh			

COST ANALYSIS

Electric Rate:	$0.30	$/kWh	Total Annual Electric Savings	1,270	kWh
Material Cost For Timers:	$677	$	Total Annual Non Electric Savings	56	Therms
Total Cost for Installing Timers	$1,363	$	Annual Cost savings:	$504	$
Simple Payback:	2.70	Yrs			

Type of Recommendation Capital Cost ECM Recommendation

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ECM DESCRIPTION:

Exhaust fans are generally used in areas with high concentrations of pollutants generated from occupants' activities. These exhaust requirements are rarely continuous, and the fans should operate only as needed. Continuous operations of bathroom exhaust fans results in exhausting conditioned air out. This causes low pressures in the conditioned space, which is filled up by infiltrated air from unconditioned spaces. Air infiltration leads to increase loads on heating and cooling system increasing the energy consumed to condition the space. In addition to this the fan motor is also consumes energy to operate, though insignificant as compared to the HVAC losses. In case of the residential properties with individual exhaust fans in the bathrooms, BV recommends installing timer switches on each bathroom fan to control the fan operations. Bathroom fans are essential to exhaust out the excess humidity and odor control. The timer switch will limit the operation time to 20 mins.

In case of central exhaust systems that have roof top or side wall mounted exhaust fans, BV recommends a single electronic timer control to restrict the exhaust fan operations to typical building occupancy hours +/- 2 hrs. A single electronic timer would be able to control all the exhaust fans.

Summary:

Initial Investment: $1,363
Energy Cost Savings: $504
Simple Payback: 2.70 Years

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 8x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	35		Number of Occupants Affected by Retrofit	35	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	8	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2.2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 8.56 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.89	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	700	kWh	Annual Cost Savings In Form of Water	$72	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	8.56	kGal	Annual Energy Savings From Water Heater	$209	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$88		Estiamted Labor Cost	$85	
Estimated Total Annual Cost Savings	$280	$$	Estimated Total Installation Cost	$173	$$
Simple Payback Period	0.62	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $173 Estimated Annual Cost Savings: $280 Simple Payback Period (Yrs): 0.62

Appendix I:
Lighting System Schedule

Note : All Lighting is LED hence Lighting System Schedule is not available for this facility.

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Big Dalton Canyon Park Campground
2900 Big Dalton Canyon Road
Glendora, California 91741

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BV PROJECT #:
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DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 21, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Campground
Number of Buildings	One
Main Address	2900 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1970
Site Area	1.03 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

The Big Dalton Canyon Park Campground was originally developed in 1970. Since the site was constructed, there have been no significant renovations.

Amenities and General Site

The existing facilities at the campground include a wooden-framed gazebo, a small camping area, and a restroom building. The site area is furnished with picnic tables, precast spectator seating, camping grills, and a drinking fountain. Access to the campground is provided by a pedestrian bridge located by the Big Dalton Canyon Road. Every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

The restroom building has a concrete masonry structure with wooden siding and a metal roof. No active roof leaks were identified in the roofing system. Interior finishes in the building include wooden ceilings and gypsum board walls. No major structural and architectural deficiencies were identified during inspection. Overall, typical lifecycle-based replacement costs for all the interior and exterior assets are budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No HVAC or domestic hot water equipment is installed in the building. Electrical supply is provided by a single-phase distribution panel installed in the utility closet. Plumbing fixtures are mostly original and well maintained. No issues with existing MEPF infrastructure were reported or identified during inspection. A budgetary cost to replace MEPF assets is included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

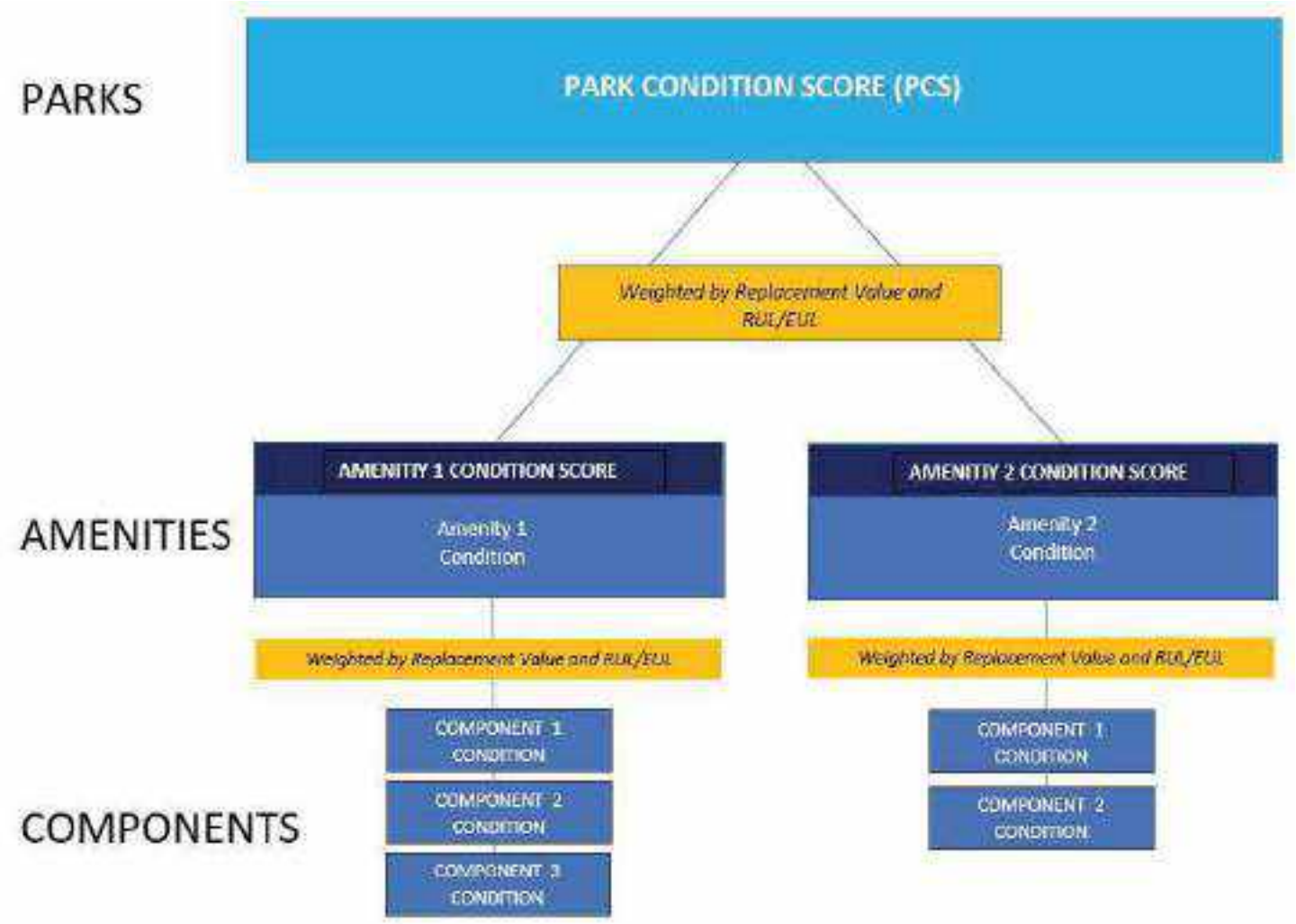
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Big Dalton Canyon Park Campground	OVERALL CONDITION SCORE: **59**	TOTAL ACRES: REPLACEMENT VALUE: $ 112,250 REMAINING VALUE: $ 65,890 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **59**	REPLACEMENT VALUE: $ 112,250 REMAINING VALUE: $ 65,890

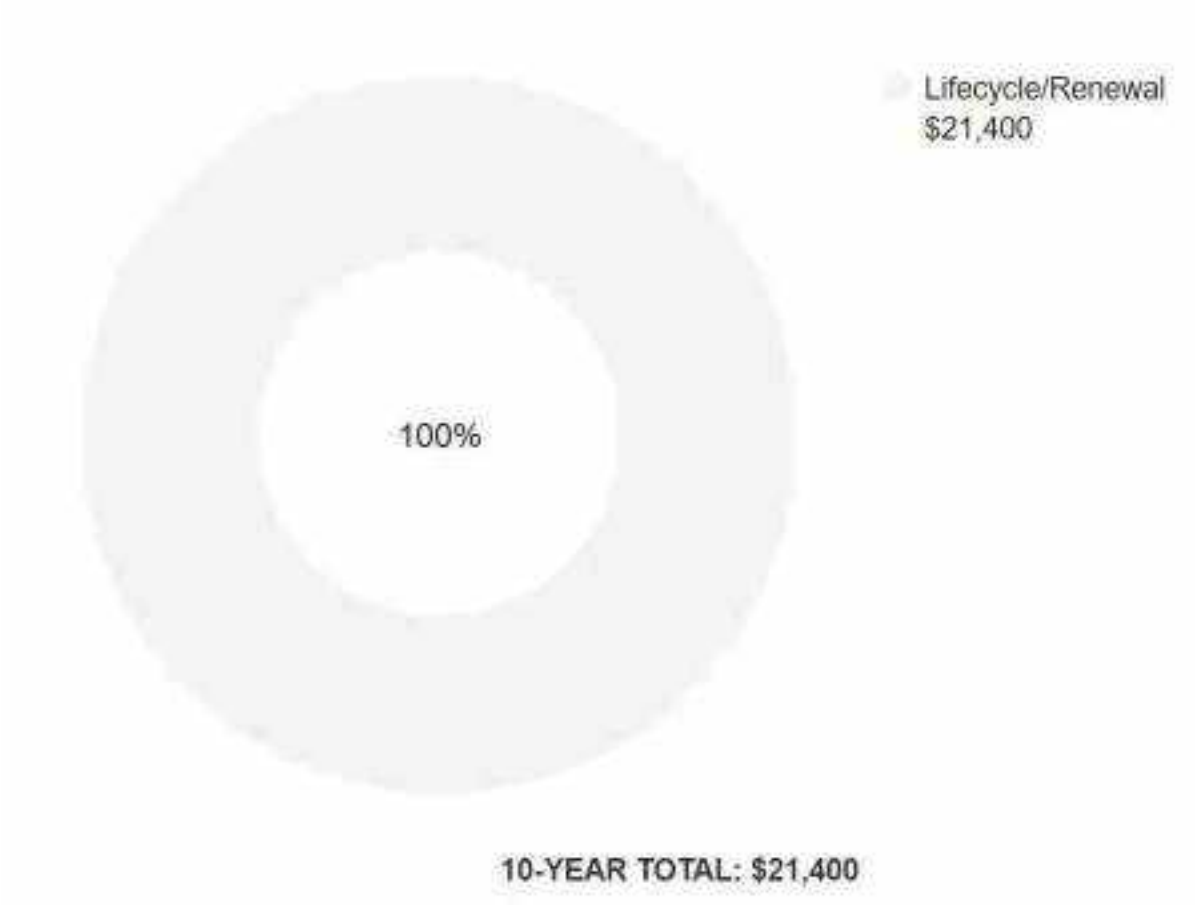
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site

General Site			
Asset Type	Campground		
Asset Location	West side of the restroom building		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Picnic Table	Wood/Composite/Fiberglass, Replace	9 EA	Fair
Outdoor Spectator Seating	Amphitheater, Concrete, Replace	340 LF	Good
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Excellent
Flagpole	Metal, Replace	1 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	300 SF	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Fair

General Site			
Bike Rack	Fixed 1-5 Bikes, Replace	3 EA	Fair
Pedestrian Bridge	Steel or Concrete Construction, 60' Span, Replace	220 SF	Fair
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Excellent
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	290 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Good
Landscaping and Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout		
Storm Water Management	Retention pond		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

C. Buildings

C-1. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Big Dalton Canyon Park Campground / Restroom Building

Replacement Value	*Total SF*	*Cost/SF*
$ 93,800	*250*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 5,200	5.5 %
5-Year	$ 15,000	16.0 %
10-Year	$ 28,000	29.8 %

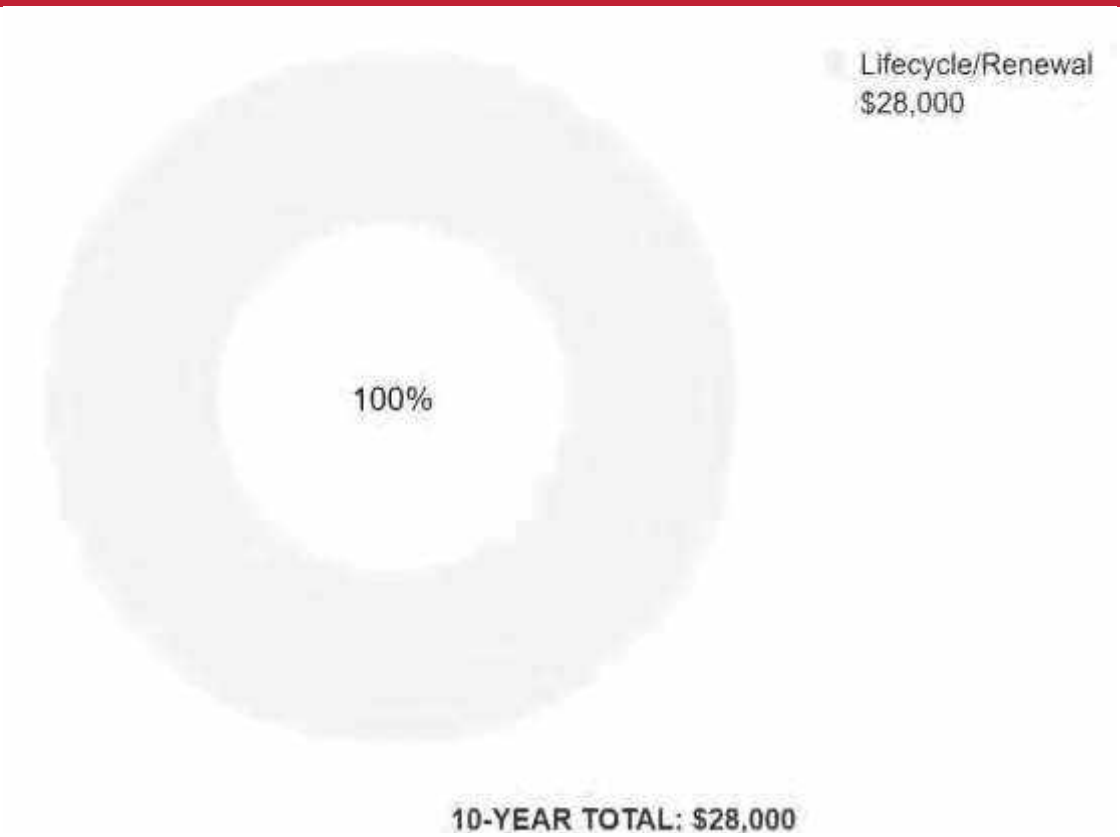
C-2. Plan Types (Buildings)

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



C-3. Immediate Needs (Buildings)

BV did not identify any immediate needs associated with the building.

C-4. Key Findings (Buildings)

BV did not identify any key findings associated with the building.

C-5. Restroom Building

Restroom Building: Systems Summary

Constructed/Renovated	1970	
Building/Group Size	250 SF (estimated)	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck and concrete slab on grade foundation	Good
Façade	Wall Finish: Wooden Siding Door: Steel	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Unfinished Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	None	--

Restroom Building: Systems Summary

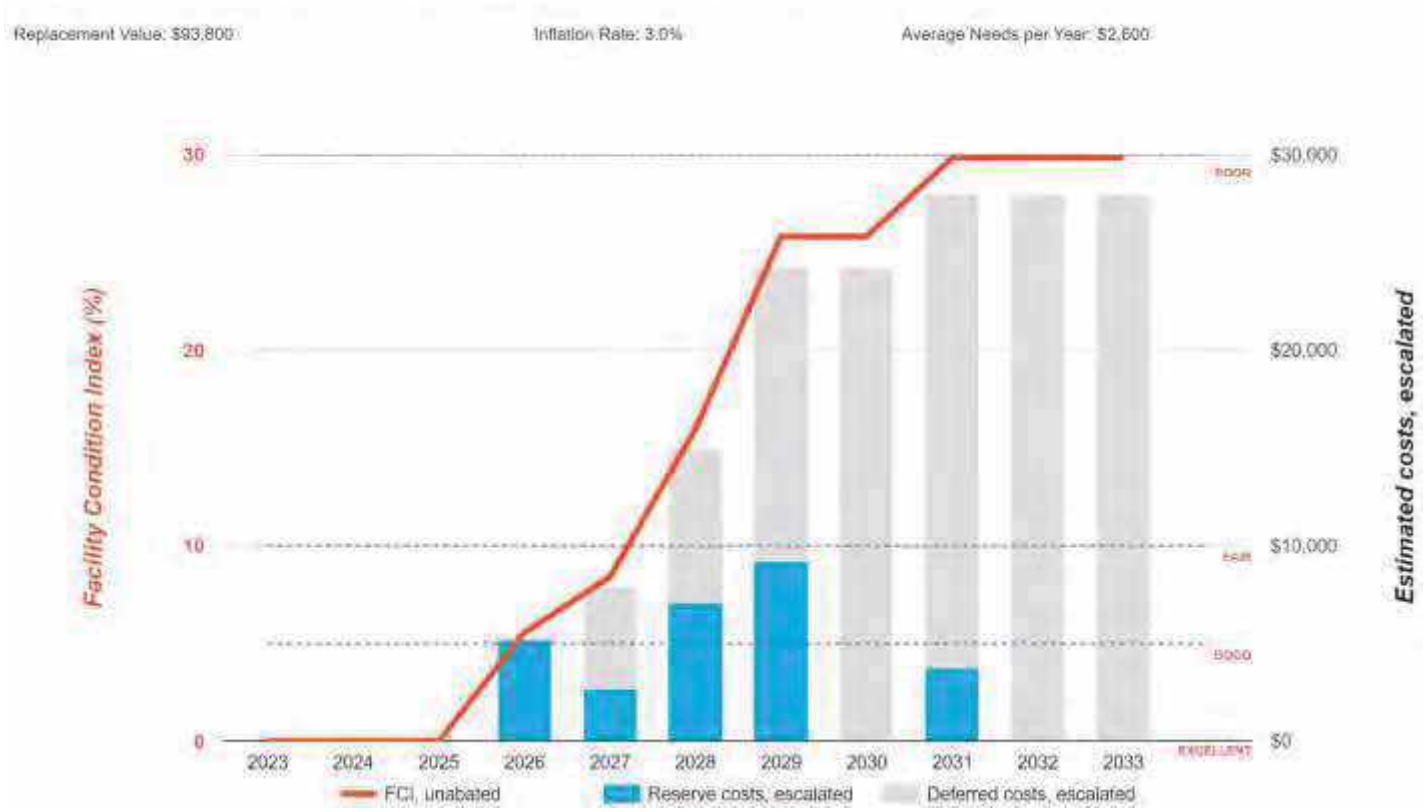
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None	

Restroom Building: Systems 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	-	-	$4,000	-	$25,900	$29,900
Roofing	-	-	-	-	$10,600	$10,600
Interiors	-	-	$2,200	-	$2,900	$5,000
Plumbing	-	-	$2,600	$9,200	$10,500	$22,400
HVAC	-	-	$5,300	-	$7,100	$12,400
Electrical	-	-	$900	$3,800	$1,400	$6,100
TOTALS (3% inflation)	**-**	**-**	**$15,000**	**$13,000**	**$58,400**	**$86,400**

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



D. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

E. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The campground and restroom building were originally constructed in 1970 and they have not since been substantially renovated since then.

The following table summarizes the accessibility conditions of the exterior amenities and the restroom building in the campground:

Big Dalton Canyon Park Campground: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Restroom Building	1970	No	No
General Site	1970	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 a 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

G. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

G-1. 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.

G-2. 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

H. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon Park Campground with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence, energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Canyon Park Campground. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 1,185 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$174 *(In Current Dollars)*
Net Effective ECM Payback	6.81 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon Park Campground

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior - Big Dalton Canyon Park Campground	$7	$23	$30	$0	$30	114	0	0	0	0.03	$34	$3	$37	0.80	14.83	$412	15.00
	Attribute:	Replace CFL (2x);																		
2	Title:	Install Low Flow Faucet Aerators	Location:restrooms and building exterior	$126	$96	$222	$0	$222	0	#DIV/0!	4	0	0.00	$0	$0	$47	4.74	1.80	$178	10.00
	Attribute:	Replace 1x 2GPM rated kitchen faucets with 1GPM WaterSense certified faucets Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																		
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Restroom building	$458	$320	$778	$0	$778	0	0	10	0	0.00	$0	$0	$109	7.12	1.68	$527	15.00
	Attribute:	Retrofit 4x; 1.6 GPF toilets with dual-flush flush vales																		
Totals for No/Low Cost Items				**$592**	**$439**	**$1,030**	**$0**	**$1,030**	**114**	**0**	**0**	**14**	**0.03**	**$34**	**$3**	**$193**	**5.33**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		Interactive Savings Discount @ 10%							-11	0	0	-1	0.00	-$3	$0	-$19				
		Total Contingency Expenses @ 15%				$155		$155												
Total for Improvements						**$1,185**	**$0**	**$1,185**	**102**	**0**	**0**	**13**	**0.02**	**$30**	**$3**	**$174**	**6.81**			

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs).
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

L. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon Park Campground, 2900 Big Dalton Canyon Road Glendora, California 91741, 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.

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.

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

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

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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - RESTROOM BUILDING - FRONT ELEVATION

2 - RESTROOM BUILDING - LEFT ELEVATION

3 - RESTROOM BUILDING - REAR ELEVATION

4 - RESTROOM BUILDING - RIGHT ELEVATION

5 - METAL ROOF

6 - RESTROOMS INTERIOR OVERVIEW

Photographic Overview

7 - DISTRIBUTION PANEL AND ELECTRIC METER

8 - GRILL

9 - GAZEBO AND PICNIC AREA

10 - PRECAST SPECTATOR SEATING

11 - GUIDE AND DIRECTIONAL SIGNAGE

12 - PEDESTRIAN BRIDGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-028.379	Big Dalton Canyon Park Campground
Source	**On-Site Date**
Google	December 21, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon Park Campground

Name of person completing form: Hugo Soltero

Title / Association w/ property: Park Advisor

Length of time associated w/ property: 5 years

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1940	Renovated:	No renovations since constructeed
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon Park Campground

BV Project Number: 158691.23R000-028.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Building Entrances

MEN SIDE ENTRANCE

WOMEN SIDE ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon Park Campground / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restroom Building	Fair	Exterior Walls, Wood Siding	780 SF	11	7179709
B2010	Restroom Building	Fair	Exterior Walls, any painted surface, Prep & Paint	780 SF	5	7179736
B2050	Building Exterior-Restroom Building	Fair	Exterior Door, Steel, Standard	3	17	7179753
Roofing						
B3010	Roof	Fair	Roofing, Metal	340 SF	16	7179762
Interiors						
C2010	Restroom Building	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	5	7181541
C2050	Restroom Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	7179752
Plumbing						
D2010	Building exterior	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	3	7179770
D2010	Restroom Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	250 SF	18	7179757
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	6	7179767
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	7179742
HVAC						
D3060	Restrooms - W	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	7179764
D3060	Restrooms - M	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7179737
Electrical						
D5020	Restroom Building	Fair	Distribution Panel, 120/208 V	1	8	7179734
D5030	Restroom Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	250 SF	14	7179731
D5040	Restroom Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	250 SF	5	7179747

Component Condition Report | Big Dalton Canyon Park Campground

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	7179759
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	290 SF	16	7179739
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	30	7179740
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179749
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179745
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179765
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete	340 LF	30	7179761
G2060	Site	Excellent	Signage, Exterior/Site, Guide & Directional Pole-Mounted	1	20	7179771
G2060	Site	Fair	Flagpole, Metal	1	10	7179738
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7179743
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179748
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179763
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179772
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179754
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179744
G2060	Site	Fair	Pedestrian Bridge, Steel or Concrete Construction, 60' Span	220 SF	30	7179733
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179746
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	9	7179735
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	10	7179750
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	18	7179732

Component Condition Report | Big Dalton Canyon Park Campground

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179741
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179730
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179760
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179766

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon Park Campground	$0	$0	$0	$0	$0	$0	$0	$2,745	$1,319	$3,494	$13,795	$5,400	$0	$0	$0	$0	$17,308	$0	$1,773	$0	$2,687	**$48,521**
Big Dalton Canyon Park Campground / Restroom Building	$0	$0	$0	$5,202	$2,679	$7,097	$9,237	$0	$3,769	$0	$0	$16,063	$0	$3,496	$5,007	$8,321	$10,552	$11,803	$3,166	$0	$0	**$86,391**
Big Dalton Canyon Park Campground / Site	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$0**	**$5,202**	**$2,679**	**$7,097**	**$9,237**	**$2,745**	**$5,088**	**$3,494**	**$13,795**	**$21,463**	**$0**	**$3,496**	**$5,007**	**$8,321**	**$27,860**	**$11,803**	**$4,939**	**$0**	**$2,687**	**$134,912**

Big Dalton Canyon Park Campground

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179759	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	$1,500.00	$2,231.55	$2,232								$2,232																**$2,232**
F1020	Site	7179739	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	290	SF	$25.00	$37.19	$10,786																	$10,786						**$10,786**
G2050	Site	7179749	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2050	Site	7179745	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2060	Site	7179743	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$1,041.39	$1,041									$1,041														**$1,041**
G2060	Site	7179735	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2060	Site	7179748	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179772	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179744	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179763	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179746	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179760	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179766	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179765	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179741	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$1,223.22	$1,223												$1,223											**$1,223**
G2060	Site	7179730	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179754	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179732	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	1	EA	$700.00	$1,041.39	$1,041																			$1,041				**$1,041**
G2060	Site	7179738	Flagpole, Metal, Replace	30	20	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
G2060	Site	7179750	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												**$298**
G2060	Site	7179771	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	0	20	1	EA	$1,000.00	$1,487.70	$1,488																						$1,488	**$1,488**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,232**	**$1,041**	**$2,678**	**$10,265**	**$3,901**	**$0**	**$0**	**$0**	**$0**	**$10,786**	**$0**	**$1,041**	**$0**	**$1,488**	**$33,432**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,745**	**$1,319**	**$3,494**	**$13,795**	**$5,400**	**$0**	**$0**	**$0**	**$0**	**$17,308**	**$0**	**$1,773**	**$0**	**$2,687**	**$48,521**

Big Dalton Canyon Park Campground / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Restroom Building	7179736	Exterior Walls, any painted surface, Prep & Paint	10	5	5	780	SF	$3.00	$4.46	$3,481						$3,481										$3,481						**$6,962**
B2010	Restroom Building	7179769	Exterior Walls, Wood Siding, Replace	30	19	11	780	SF	$10.00	$14.88	$11,604												$11,604										**$11,604**
B2050	Building Exterior-Restroom Building	7179753	Exterior Door, Steel, Standard, Replace	40	23	17	3	EA	$600.00	$892.62	$2,678																		$2,678				**$2,678**
B3010	Roof	7179762	Roofing, Metal, Replace	40	24	16	340	SF	$13.00	$19.34	$6,576																	$6,576					**$6,576**
C2010	Restroom Building	7181541	Wall Finishes, any surface, Prep & Paint	10	5	5	500	SF	$1.50	$2.23	$1,116						$1,116										$1,116						**$2,232**
C2050	Restroom Building	7179752	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	250	SF	$2.00	$2.98	$744						$744										$744						**$1,488**
D2010	Restroom Building	7179757	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	250	SF	$5.00	$7.44	$1,860																			$1,860			**$1,860**
D2010	Building exterior	7179770	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	27	3	1	EA	$1,600.00	$2,380.32	$2,380				$2,380																		**$2,380**
D2010	Restrooms	7179767	Toilet, Commercial Water Closet, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736									$7,736													**$7,736**
D2010	Restrooms	7179742	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	$1,500.00	$2,231.55	$4,463																			$4,463			**$4,463**
D3060	Restrooms - M	7179737	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380				$2,380										$2,380								**$4,761**
D3060	Restrooms - W	7179764	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	1	EA	$1,600.00	$2,380.32	$2,380					$2,380											$2,380						**$4,761**
D5020	Restroom Building	7179734	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	$2,000.00	$2,975.40	$2,975									$2,975													**$2,975**
D5030	Restroom Building	7179731	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	250	SF	$2.50	$3.72	$930																	$930					**$930**
D5040	Restroom Building	7179747	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	250	SF	$2.10	$3.12	$781						$781																**$781**
Totals, Unescalated												**$0**	**$0**	**$0**	**$4,761**	**$2,380**	**$6,122**	**$7,736**	**$0**	**$2,975**	**$0**	**$0**	**$11,604**	**$0**	**$2,380**	**$3,310**	**$5,341**	**$6,576**	**$7,141**	**$1,860**	**$0**	**$0**	**$62,186**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$5,202**	**$2,679**	**$7,097**	**$9,237**	**$0**	**$3,769**	**$0**	**$0**	**$16,063**	**$0**	**$3,496**	**$5,007**	**$8,321**	**$10,552**	**$11,803**	**$3,166**	**$0**	**$0**	**$86,391**

Big Dalton Canyon Park Campground / Site

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Supply & Sanitary, , Low Density (excludes fixtures)	Replace	Restroom Building	Fair	34.1606859525177	-117.8253978748340 7	https://www.google.com/maps?q=34.1606859525177,-117.8253978748340 7	Retrofit/Adaptation	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	22	40	18		250	5.415	1353.75			Restroom Building	7179757
Metal	Replace	Roof	Fair	34.1606859525177	-117.8253978748340 7	https://www.google.com/maps?q=34.1606859525177,-117.8253978748340 7	Lifecycle/Renewal	Metal Roof	24	40	16		340	14.079	4785.86			Restroom Building	7179762
any painted surface	Prep & Paint	Restroom Building	Fair	34.160741627375444	-117.8253293293956 2	https://www.google.com/maps?q=34.160741627375444,-117.8253293293956 2	Lifecycle/Renewal	Any Painted Exterior Surface	5	10	5		780	3.249	2534.22			Restroom Building	7179736
Wood Siding	Replace	Restroom Building	Fair	34.160741627375444	-117.8253293293956 2	https://www.google.com/maps?q=34.160741627375444,-117.8253293293956 2	Lifecycle/Renewal	Wood Siding	19	30	11		780	10.83	8447.4			Restroom Building	7179769
Steel, Standard	Replace	Building Exterior-Restroom Building	Fair	34.160741627375444	-117.8253293293956 2	https://www.google.com/maps?q=34.160741627375444,-117.8253293293956 2	Lifecycle/Renewal	Exterior Door Steel	23	40	17		3	649.8	1949.4			Restroom Building	7179753
Fixed 1-5 Bikes	Replace	Site	Fair	34.160762	-117.825362	https://www.google.com/maps?q=34.160762,-117.825362	Lifecycle/Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002541			Big Dalton Canyon Park Campground	7179748
Fixed 1-5 Bikes	Replace	Site	Fair	34.160777	-117.825357	https://www.google.com/maps?q=34.160777,-117.825357	Lifecycle/Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002543			Big Dalton Canyon Park Campground	7179772
Metal	Replace	Site	Fair	34.160645	-117.8253639	https://www.google.com/maps?q=34.1606445,-117.825636	Lifecycle/Renewal	Flagpole, Metal, Replace	20	30	10		1	2707.5	2707.5 002547			Big Dalton Canyon Park Campground	7179738
Grill, Pedestal-Style	Replace	Site	Fair	34.160767	-117.825415	https://www.google.com/maps?q=34.160767,-117.825415	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	6	15	9		1	649.8	649.8 002582			Big Dalton Canyon Park Campground	7179740
Exterior/Site, Metal Pedestal	Replace	Site	Fair	34.1606	-117.825444	https://www.google.com/maps?q=34.1606,-117.825444	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	8	15	7		1	1634.5	1634.5 002546			Big Dalton Canyon Park Campground	7179759
Fixed 1-5 Bikes	Replace	Site	Fair	34.160764	-117.825315	https://www.google.com/maps?q=34.160764,-117.825315	Lifecycle/Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002576			Big Dalton Canyon Park Campground	7179744
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606089	-117.825445	https://www.google.com/maps?q=34.1606089,-117.825445	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002584			Big Dalton Canyon Park Campground	7179765
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160705	-117.825352	https://www.google.com/maps?q=34.160705,-117.825352	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	974.7	974.7 002542			Big Dalton Canyon Park Campground	7179745
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160677	-117.825408	https://www.google.com/maps?q=34.160677,-117.825408	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002599			Big Dalton Canyon Park Campground	7179730
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160672	-117.825323	https://www.google.com/maps?q=34.160672,-117.825323	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002522			Big Dalton Canyon Park Campground	7179763
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160701	-117.825444	https://www.google.com/maps?q=34.160701,-117.825444	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002600			Big Dalton Canyon Park Campground	7179754
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606985	-117.825362	https://www.google.com/maps?q=34.1606985,-117.825362	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002523			Big Dalton Canyon Park Campground	7179746
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160693	-117.825332	https://www.google.com/maps?q=34.160693,-117.825332	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002520			Big Dalton Canyon Park Campground	7179760
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1605986	-117.825397	https://www.google.com/maps?q=34.1605986,-117.825397	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002519			Big Dalton Canyon Park Campground	7179766
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160688	-117.825333	https://www.google.com/maps?q=34.160688,-117.825333	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	11	20	9		1	649.8	649.8 002521			Big Dalton Canyon Park Campground	7179735
Exterior/Site, Guide & Directional Pole-Mounted	Replace	Site	Excellent	34.160301	-117.825490	https://www.google.com/maps?q=34.160301,-117.825490	Lifecycle/Renewal	Signage, Property, Building or Pole-Mounted, Replace/Install	0	20	20		1	1083	1083 002583			Big Dalton Canyon Park Campground	7179773
Medium-Duty Metal or Precast	Replace	Site	Good	34.160284	-117.825543	https://www.google.com/maps?q=34.160284,-117.825543	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	2	20	18		1	758.1	758.1 002551			Big Dalton Canyon Park Campground	7179732
Amphitheater, Concrete	Replace	Site	Fair	34.160469378 18615	-117.825643967 51118	https://www.google.com/maps?q=34.160469378 18615,-117.825643967 51118	Lifecycle/Renewal	Seating/Wall, Concrete, 18" Height, Replace	20	50	30		340	162.45	55233			Big Dalton Canyon Park Campground	7179761
Concrete, Small Areas/Sections	Replace	Site	Fair	34.160545484 53729	-117.825 4613503452	https://www.google.com/maps?q=34.160545484 53729,-117.825 4613503452	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/ Sections, Replace	20	50	30		300	21.66	6498			Big Dalton Canyon Park Campground	7179740
Wood or Metal-Framed, Basic/Minimal	Replace	Site	Fair	34.160630975429385	-117.825373909689929	https://www.google.com/maps?q=34.160630975429385,-117.825373909689929	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	14	30	16		260	27.075	7851.75			Big Dalton Canyon Park Campground	7179739
Steel or Concrete Construction, 60' Span	Replace	Site	Fair	34.160450496545764	-117.825528407 2599	https://www.google.com/maps?q=34.160450496545764,-117.825528407 2599	Lifecycle/Renewal	Pedestrian Bridge, Steel or Concrete Construction, 60' Span, Replace	20	50	30		220	162.45	35739			Big Dalton Canyon Park Campground	7179733
Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Site	Fair	34.160310016 62581	-117.825 0076146 1749	https://www.google.com/maps?q=34.160310016 62581,-117.825 0076146 1749	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/ Install	10	20	10		1	216.6	216.6 002529			Big Dalton Canyon Park Campground	7179750
Grill, Pedestal-Style	Replace	Site	Fair	34.160594979 83851	-117.825 4693986 6157	https://www.google.com/maps?q=34.160594979 83851,-117.825 4693986 6157	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	6	15	9		1	649.8	649.8 002569			Big Dalton Canyon Park Campground	7179745
Medium-Duty Metal or Precast	Replace	Site	Fair	34.160727	-117.825421	https://www.google.com/maps?q=34.160727,-117.825421	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	12	20	8		1	758.1	758.1 002508			Big Dalton Canyon Park Campground	7179743
120/208 V	Replace	Restroom Building	Fair	34.160606	-117.825658	https://www.google.com/maps?q=34.160606,-117.825658	Lifecycle/Renewal	Distribution Panel, 120/208 V, 200 AMP, Replace	22	30	8		1	2166	2166 002545			Restroom Building	7179734
Commercial Kitchen, 1-Bowl	Replace	Building exterior	Fair	34.160796	-117.825410	https://www.google.com/maps?q=34.160796,-117.825410	Lifecycle/Renewal	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	27	30	3		1	1732.8	1732.8 002544			Restroom Building	7179770
any flat surface	Prep & Paint	Restroom Building	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Ceiling/Finishes, any flat surface, Prep & Paint	5	10	5		250	2.166	541.5			Restroom Building	7179752
Commercial Water Closet	Replace	Restrooms	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	24	30	6		4	1407.9	5631.6			Restroom Building	7179767
Metal	Replace	Restroom- M	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179768
Metal	Replace	Restroom- W	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179756
Commercial Water Closet	Replace	Restroom- W	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	14	30	16		2	1407.9	2815.8			Restroom Building	7179774
Hand Dryer, Restroom	Replace	Restrooms - W	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	6	10	4		1	1732.8	1732.8 002528			Restroom Building	7179764
Wall-Hung, Vitreous China	Replace	Restroom- M	Fair	34.160704765 29643	-117.825363006 51687	https://www.google.com/maps?q=34.160704765 29643,-117.825363006 51687	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		1	1634.5	1634.5			Restroom Building	7179758
any surface	Prep & Paint	Restroom Building	Fair	34.160685952 75177	-117.825397874834 07	https://www.google.com/maps?q=34.160685952 75177,-117.825397874834 07	Lifecycle/Renewal	Any Interior Wall Surface - Paint	5	10	5		500	1.6245	812.25			Restroom Building	7185141
Wiring & Switches, Average or Low Density/Complexity	Replace	Restroom Building	Fair	34.160685952 75177	-117.825397874834 07	https://www.google.com/maps?q=34.160685952 75177,-117.825397874834 07	Lifecycle/Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	26	40	14		250	2.7075	676.875			Restroom Building	7179731
Full Upgrade, Low Density & Standard Fixtures	Replace	Restroom Building	Fair	34.160685952 75177	-117.825397874834 07	https://www.google.com/maps?q=34.160685952 75177,-117.825397874834 07	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	15	20	5		250	2.2743	568.575			Restroom Building	7179747
Wall-Hung, Vitreous China	Replace	Restrooms	Fair	34.160685952 75177	-117.825397874834 07	https://www.google.com/maps?q=34.160685952 75177,-117.825397874834 07	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		2	1634.5	3249			Restroom Building	7179742
Hand Dryer, Restroom	Replace	Restrooms - M	Fair	34.160685952 75177	-117.825397874834 07	https://www.google.com/maps?q=34.160685952 75177,-117.825397874834 07	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3		1	1732.8	1732.8 002512			Restroom Building	7179737

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179734	D5020	**Distribution Panel**	120/208 V	200 AMP	Big Dalton Canyon Park Campground / Restroom Building	Restroom Building					002545	

Appendix I:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior - Big Dalton Canyon Park Campground
Attributes:	Replace CFL (2x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	2	2	2	11	3 .0	3.15

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	2	2	2	11	3	3
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	22.60		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	.21		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	11
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	3
udgeted Initial Investment	30		Estimated Annual M Cost Savings	3
Estimated Return on Investment (Including M Savings)	0.80	ears	Estimated Annual Cost Savings	3

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Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Dalton Canyon Park Campgr	Interior	1	Restroom - Male		Restroom	-	0	Timer	CFL	CFL - 4 Pin	2' CFL36	1	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	4,368	157
2	Dalton Canyon Park Campgr	Interior	1	Restroom - Female		Restroom	-	0	Timer	CFL	CFL - 4 Pin	2' CFL36	1	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	4,368	157

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Historical Society Museum
314 North Glendora Avenue
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

DATE OF REPORT:
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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Museum
Main Address	314 North Glendora Avenue, California 91741
Site Developed	1913 Renovated: 1952 and 2023
Site Area	0.22 acres (estimated)
Parking Spaces	Seven total spaces all in open lots; one of which is accessible
Building Area	4,200 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 19, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The small building was originally built in 1913 and contained Glendora's original City Hall, Volunteer Fire Department, and a holding cell. In 1952, the building was substantially renovated and converted into a museum. Several renovations have been completed throughout its history, but its use has not changed. Recent renovations include new roofing, interior wall repainting, and new carpeting and terrazzo floors.

Architectural

The building has a concrete masonry structure with wood framed decking. The primary roof is gable shaped and has asphalt shingle construction while the secondary roof is flat with modified bitumen membrane. Both roof compositions are in excellent condition with no reported or observed leaks. Exterior walls are finished with stucco. The building also has historical wooden framed windows along with steel and solid-wood doors at the main and additional entrances to the building. Windows are antiquated with damaged framing and deteriorated caulking; hence replacement is recommended. The interior infrastructure of the building contains exhibition rooms, office spaces, and associated restrooms. The floors have recently been refinished with new carpet and terrazzo finishes. Life-cycle based costs to replace each architectural asset at the end of useful life are budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The interior spaces are heated and cooled by three rooftop packaged units. Hot water is supplied by an electric water heater installed in the crawl space which was not directly accessible. The plumbing system appeared adequate, however routine maintenance repair work was in progress during the inspection. Electricity is fed to the building through a medium phase distribution panel located at the building exterior. Fire protection is provided by wall mounted fire extinguishers. No significant deficiencies were reported or observed with any MEPF equipment. Regular inspections and maintenance are highly recommended to maintain the MEPF infrastructure. A budgetary cost to replace all MEPF systems at respective terms is included.

Site

The site area consists of an asphalt paved parking lot, concrete sidewalks, and adjacent landscaping. Building mounted and property entrance signage are also displayed at the front. Longitudinal cracks were identified at isolated areas in the asphalt lot; hence repair is recommended. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Historical Society Museum(1913)

Replacement Value	*Total SF*	*Cost/SF*
$ 2,940,000	*4,200*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 21,800	0.7 %
5-Year	$ 38,900	1.3 %
10-Year	$ 218,300	7.4 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Immediate Needs

BV did not observe any immediate needs at the site.

Key Findings

Window in Poor condition.

Wood Historical, up to 15 SF
Historical Society Museum Building Exterior

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

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $17,100

$$$$

Broken and leaky windows - AssetCALC ID: 7177726

Parking Lots in Poor condition.

Pavement, Asphalt
Historical Society Museum Parking lot

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$$**$$

Cracks are recommended for sealing. - AssetCALC ID: 7177710

Exterior Door in Poor condition.

Wood, Solid-Core
Historical Society Museum Building Exterior - front

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Damaged door - AssetCALC ID: 7177698

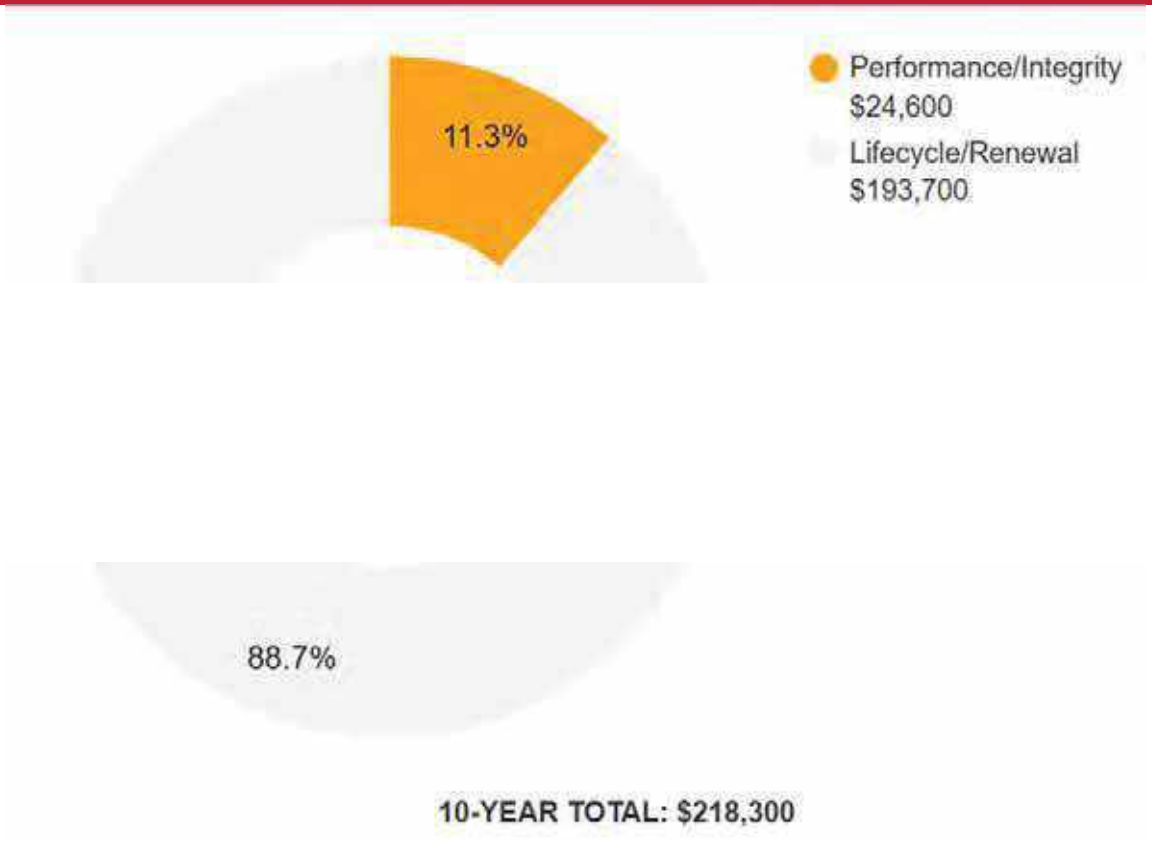
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab-on grade foundation	Good
Façade	Wall Finish: Stucco Doors: Wood & steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bitumen	Excellent
Interiors	Walls: Painted gypsum board, FRP laminated paneling Floors: Vinyl sheeting, carpet, terrazzo Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in the restrooms	Fair
HVAC	Non-Central System: Rooftop packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL, incandescent Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Property entrance and building mounted signage Limited park benches	Good
Landscaping and Topography	Moderate landscaping features including trees and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: CFL Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Broken and leaky windows, damaged exterior door, longitudinal cracks in parking lot	

Systems 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	-	$19,300	$5,900	$22,000	$29,000	$76,000
Roofing	-	-	-	-	$71,700	$71,700
Interiors	-	-	-	$73,300	$119,300	$192,700
Plumbing	-	-	-	$24,800	$148,500	$173,300
HVAC	-	-	$9,200	$16,500	$68,000	$93,600
Electrical	-	-	-	$36,300	$208,300	$244,600
Fire Alarm & Electronic Systems	-	-	-	-	$18,900	$18,900
Site Development	-	-	-	$3,700	$18,700	$22,400
Site Pavement	-	$2,500	-	$2,800	$32,800	$38,100
Site Utilities	-	-	$2,100	-	-	$2,100
TOTALS (3% inflation)	**-**	**$21,700**	**$17,100**	**$179,400**	**$715,200**	**$933,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1913. The facility was substantially renovated in 1952 and 2023 but few accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Historical Society Museum. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,766 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$555 *n Current ollars*
Net Effective ECM Payback	3.18 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$31	$57	0.55	10
2	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$616	$397	1.55	15
3	Control External Air Leakage in Commercial Buildings	$610	$132	4.62	15
4	Retrofit Flush Tank Toilets to Dual Flush	$277	$30	9.31	20

8. Energy Audit

The purpose of this Energy Audit is to provide Historical Society Museum with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water & Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation.
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Historical Society Museum, 314 North Glendora Avenue, Glendora, California 91741, 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 an 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ASPHALT SHINGLE ROOF

6 - MODIFIED BITUMINOUS ROOF

Photographic Overview

7 - MAIN ENTRANCE

8 - EXHIBITION HALL OVERVIEW

9 - SUTHERLAND EXHIBITION ROOM

10 - RESTROOM OVERVIEW

11 - ROOFTOP PACKAGED UNIT

12 - ELECTRICAL DISTRIBUTION PANEL

Photographic Overview

13 - SECURITY/SURVEILLANCE SYSTEM

14 - PARKING LOT

15 - CONCRETE SIDEWALK

16 - MONUMENT SIGNAGE

17 - PARK BENCH

18 - SITE POLE LIGHT

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-029.379	Historical Society Museum
Source	**On-Site Date**
Google	December 19, 2023

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Historical Society Museum

Name of person completing form: Karen Garcia

Title / Association w/ property: VP

Length of time associated w/ property: 14

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1913	Renovated: 2020	Removed carpeting in main hall and installed terrazzo floors
2	Building size in SF	4,200 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	2023	
		Interiors	2023	
		HVAC	2022	Upgraded security system
		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?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Historical Society Museum

BV Project Number: 158691.23R000-029.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF SIGNAGE & ADJACENT AISLE

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		Markings and pole signage are missing
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?		X		
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Historical Society Museum

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,520 SF	6	7340886
B2020	Building Exterior	Poor	Window, Wood Historical, up to 15 SF, Restore	5	2	7177726
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	5	4	7177724
B2050	Building Exterior - front	Poor	Exterior Door, Wood, Solid-Core	1	2	7177698
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	2	20	7177729
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	6	7177700
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	1,550 SF	19	7177696
B3010	Roof	Excellent	Roofing, Asphalt Shingle, 20-Year Standard	3,150 SF	19	7177704
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	7177727
C2010	Throughout building	Excellent	Wall Finishes, any surface, Prep & Paint	6,400 SF	10	7177734
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	400 SF	28	7177709
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	600 SF	14	7177722
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,600 SF	9	7177725
C2030	Throughout building	Fair	Flooring, Terrazzo	1,000 SF	25	7177694
C2050	Throughout building	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	4,200 SF	9	7177713
Plumbing						
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water [No tag found]	1	16	7177703
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	7177707
D2010	throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	4,200 SF	11	7177780
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	18	7177721
D2010	Crawl space	Fair	Water Heater, Electric, Commercial (12 kW) [Inaccessible]	1	10	7177697
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag found]	1	7	7177730
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag found]	1	18	7177731
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	16	7339756
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON [No tag found]	1	4	7177699
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 200 AMP [No tag found]	1	19	7177705
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,200 SF	20	7177738
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	7	7177702
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	9	7177735
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	4,200 SF	14	7177708

Component Condition Report | Historical Society Museum

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,460 SF	2	7177710
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,460 SF	12	7177732
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	650 SF	35	7177706
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	19	7177695
G2060	Site	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	17	7177739
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	7177736
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	14	7177718
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	1,860 SF	10	7177778
G4050	Parking lot	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	1	5	7177737

Appendix F:
Replacement Reserves

Replacement Reserves Report

Historical Society Museum

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Historical Society Museum	$0	$0	$21,713	$0	$15,070	$2,070	$21,956	$53,897	$0	$55,865	$47,704	$129,737	$28,989	$0	$29,704	$0	$80,119	$7,517	$39,004	$156,182	$243,975	**$933,502**
Grand Total	**$0**	**$0**	**$21,713**	**$0**	**$15,070**	**$2,070**	**$21,956**	**$53,897**	**$0**	**$55,865**	**$47,704**	**$129,737**	**$28,989**	**$0**	**$29,704**	**$0**	**$80,119**	**$7,517**	**$39,004**	**$156,182**	**$243,975**	**$933,502**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7340886	Exterior Walls, any painted surface, Prep & Paint	10	4	6	3520	SF	$3.00	$4.46	$15,710							$15,710										$15,710					**$31,420**
B2020	Building Exterior	7177726	Window, Wood Historical, up to 15 SF, Restore	30	28	2	5	EA	$2,300.00	$3,421.71	$17,109			$17,109																			**$17,109**
B2050	Building Exterior - front	7177698	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	$700.00	$1,041.39	$1,041			$1,041																			**$1,041**
B2050	Building Exterior	7177724	Exterior Door, Wood, Solid-Core, Replace	25	21	4	5	EA	$700.00	$1,041.39	$5,207					$5,207																	**$5,207**
B2050	Building Exterior	7177700	Exterior Door, Steel, Standard, Replace	40	34	6	3	EA	$600.00	$892.62	$2,678							$2,678															**$2,678**
B2050	Building Exterior	7177729	Exterior Door, Wood, Solid-Core, Replace	25	5	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
B3010	Roof	7177704	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	1	19	3150	SF	$3.80	$5.65	$17,808																				$17,808		**$17,808**
B3010	Roof	7177696	Roofing, Modified Bitumen, Replace	20	1	19	1550	SF	$10.00	$14.88	$23,059																				$23,059		**$23,059**
C1030	Throughout building	7177727	Interior Door, Wood, Solid-Core, Replace	40	20	20	6	EA	$700.00	$1,041.39	$6,248																					$6,248	**$6,248**
C2010	Throughout building	7177734	Wall Finishes, any surface, Prep & Paint	10	0	10	6400	SF	$1.50	$2.23	$14,282											$14,282										$14,282	**$28,564**
C2030	Throughout building	7177722	Flooring, Vinyl Sheeting, Replace	15	1	14	600	SF	$7.00	$10.41	$6,248															$6,248							**$6,248**
C2030	Throughout building	7177725	Flooring, Carpet, Commercial Standard, Replace	10	1	9	2600	SF	$7.50	$11.16	$29,010										$29,010										$29,010		**$58,020**
C2050	Throughout building	7177713	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	4200	SF	$2.00	$2.98	$12,497										$12,497										$12,497		**$24,993**
D2010	Crawl space	7177697	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	$12,400.00	$18,447.48	$18,447											$18,447											**$18,447**
D2010	throughout building	7177780	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	29	11	4200	SF	$15.00	$22.32	$93,725												$93,725										**$93,725**
D2010	Building exterior	7177703	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Restrooms	7177707	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	2	EA	$1,500.00	$2,231.55	$4,463																			$4,463			**$4,463**
D2010	Restrooms	7177721	Toilet, Residential Water Closet, Replace	30	12	18	2	EA	$700.00	$1,041.39	$2,083																			$2,083			**$2,083**
D3050	Roof	7177699	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	16	4	1	EA	$5,500.00	$8,182.35	$8,182					$8,182																	**$8,182**
D3050	Roof	7177730	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$13,389.30	$13,389								$13,389														**$13,389**
D3050	Throughout	7339756	HVAC System, Ductwork, Medium Density, Replace	30	14	16	4200	SF	$4.00	$5.95	$24,993																	$24,993					**$24,993**
D3050	Roof	7177731	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$11,000.00	$16,364.70	$16,365																			$16,365			**$16,365**
D5020	Utility closet	7177705	Distribution Panel, 120/208 V, 200 AMP, Replace	30	11	19	1	EA	$2,000.00	$2,975.40	$2,975																				$2,975		**$2,975**
D5020	Throughout building	7177738	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	4200	SF	$18.00	$26.78	$112,470																					$112,470	**$112,470**
D5040	Throughout building	7177702	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	4200	SF	$4.50	$6.69	$28,118								$28,118														**$28,118**
D5040	Building exterior	7177735	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	11	9	4	EA	$220.00	$327.29	$1,309										$1,309												**$1,309**
D7030	Throughout building	7177708	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	4200	SF	$2.00	$2.98	$12,497																$12,497						**$12,497**
G2020	Parking lot	7177710	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	3460	SF	$0.45	$0.67	$2,316			$2,316					$2,316					$2,316					$2,316				**$9,265**
G2020	Parking lot	7177732	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	3460	SF	$3.50	$5.21	$18,016													$18,016									**$18,016**
G2060	Site	7177718	Park Bench, Wood/Composite/Fiberglass, Replace	20	6	14	1	EA	$600.00	$892.62	$893															$893							**$893**
G2060	Site	7177736	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,463.10	$4,463																	$4,463					**$4,463**
G2060	Site	7177739	Signage, Property, Building or Pole-Mounted, Replace/Install	20	3	17	1	EA	$1,500.00	$2,231.55	$2,232																		$2,232				**$2,232**
G2060	Site	7177695	Flagpole, Metal, Replace	30	11	19	1	EA	$2,500.00	$3,719.25	$3,719																				$3,719		**$3,719**
G2080	Site	7177778	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	1860	SF	$1.00	$1.49	$2,767											$2,767											**$2,767**
G4050	Parking lot	7177737	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	15	5	1	EA	$1,200.00	$1,785.24	$1,785						$1,785																**$1,785**
Totals, Unescalated												**$0**	**$0**	**$20,466**	**$0**	**$13,389**	**$1,785**	**$18,388**	**$43,823**	**$0**	**$42,816**	**$35,497**	**$93,725**	**$20,332**	**$0**	**$19,638**	**$0**	**$49,927**	**$4,548**	**$22,911**	**$89,069**	**$135,083**	**$611,397**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$21,713**	**$0**	**$15,070**	**$2,070**	**$21,956**	**$53,897**	**$0**	**$55,865**	**$47,704**	**$129,737**	**$28,989**	**$0**	**$29,704**	**$0**	**$80,119**	**$7,517**	**$39,004**	**$156,182**	**$243,975**	**$933,502**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177697	D2010	**Water Heater** [Inaccessible]	Electric, Commercial (12 kW)	30 GAL	Historical Society Museum	Crawl space	Inaccessible	Inaccessible	Inaccessible		002558	
2	7177703	D2010	**Backflow Preventer** [No tag found]	Domestic Water	2 IN	Historical Society Museum	Building exterior	Illegible	Illegible	Illegible		002549	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177730	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted	4 TON	Historical Society Museum	Roof	ICP	PHD348000K000C1	C102483234	2010	002557	
2	7177731	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted	5 TON	Historical Society Museum	Roof	Puron	50VT-C60---30TP	2521F47112	2021	002524	
3	7177699	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted, 2 TON	2 TON	Historical Society Museum	Roof	ICP	PHF324000K00A1--	G073911970	2007	002513	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177705	D5020	**Distribution Panel** [No tag found]	120/208 V, 200 AMP	200 AMP	Historical Society Museum	Utility closet	Illegible	Illegible	Illegible		002590	
2	7177735	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 100 W	55 W	Historical Society Museum	Building exterior						4

Appendix H:
Energy Conservation Measures Calculations

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IC	Install Low Flow Fau et erators
P2	Lo ation: Restrooms
ttributes	Replace 2x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	ommer ial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

IT H N F TS			B THR M F TS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators		GPM	GPM of Existing Faucet Aerators	2	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	4	

Annual Water Savings From Installing Low Flow Aerators: 1.50 kGal

T R N R S IN L L TI N			ST S IN L L TI N		
Sele t Type of ater Heater Fuel	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.90	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	109.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	135	kWh	Annual Cost Savings In Form of Water	$17	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$40	$

ST B N FIT N L SIS					
Estimated Material Cost	$16		Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$57	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	0.55	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent Esti ated nnual Cost Sa ings Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Historical Society Museum	Exterior		Parking Lot		Pole light	-	0	Photosensor	CFL	CFL - 4 Pin	CFL55	1	Pole Post Top	Prism		1	No	10-15	3,536	194
2	Historical Society Museum	Interior	1	Restroom - Female		Female restroom	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	1,560	56
3	Historical Society Museum	Interior		Restroom - Male		Male restroom	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	1,560	56
4	Historical Society Museum	Interior	1	Sutherland Room	Sutherland room		-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	12	Pendant Pole	Prism		6	No	≥ 9	1,560	674
5	Historical Society Museum	Interior	1	t Room / Exhibition			-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	8	Pendant Pole	Prism		8	No	10-15	1,560	449
6	Historical Society Museum	Interior	1	Stairwell		Stairwell	-	0	24/7 Circuit	CFL	CFL - 4 Pin	2' CFL18	2	Pendant Pole	Prism		2	Yes	≥ 9	1,560	112
7	Historical Society Museum	Interior	2	Offices		2nd floor office	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	6	Pendant Pole	Prism		3	No	≥ 9	1,560	168

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low-cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

La Fetra Senior Center
333 East Foothill Boulevard
Glendora, California 91741

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BV PROJECT #:
158691.23R000-030.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 11, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Senior Center
Main Address	333 East Foothill Boulevard, Glendora, California 91741
Site Developed	1933 Renovated 1996
Site Area	1.17 acres (estimated)
Parking Spaces	Eighteen total spaces all in open lots; six of which are accessible
Building Area	16,780 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 11, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The La Fetra Senior Center was originally constructed in 1933. The northern section of the building was added in 1996. The facility is used as a senior citizen center and administrative office.

Architectural

There are two types of roofing at the property. The asphalt shingle roofing appears to be in overall fair condition and adequately maintained. The flat roofing has had a history of leaks around the northwest corner and near the skylights. The leaks are reportedly repaired as they occur. The exterior wood shake wall has areas of paint chipping throughout. Exterior painting is planned for the near reserve term. Also, there is an exterior wooden staircase between the two building sections that has been recommended for removal due to its poor structural integrity.

The interior finishes are replaced on an as needed basis. The point of contact mentioned that the carpet would be replaced in the near future. Ceiling leak damage was observed in the newer building section. Repair of the damage is recommended during the reserve term. Typical lifecycle-based replacements for the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system for the newer building section consists of rooftop packaged units while the older building section is conditioned by split systems and gas furnaces. The packaged units were replaced in 2016-2018 and appear to be in good condition. The furnace in the attic was inaccessible during the on-site visit, but the point of contact mentioned that it was undersized for the space. Replacement with an appropriately sized unit is recommended at the end of its useful life.

The electrical system is controlled by a main switchboard and distribution panel. Lighting in the building has been upgraded with LED fixtures.

Domestic hot water is supplied by gas storage tank water heaters. The water heater in the kitchen was replaced in 2022 and is in good condition. Typical commercial plumbing fixtures are utilized in the restrooms.

There is a fire alarm system only for the newer building section. The older section uses smoke detectors. Fire suppression consists of fire extinguishers and a kitchen suppression system.

Site

The parking lot asphalt pavement has isolated sections of cracking that are recommended for repair. Mature tree growth was observed above the roof of the older building section. Trimming/removal of the trees is recommended to prevent damage to the roof. Concrete cracking was observed on the stairs to the older building section and may become a trip hazard. Repair is recommended. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

Cracking was observed on the interior ceiling, walls, and basement wall. While there have been no reported issues of building movement, the facility is quite old and may have potential issues. 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. A budget allocation based on the area of the building is included in the tables, awaiting the outcomes of the engineering study on the foundation.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

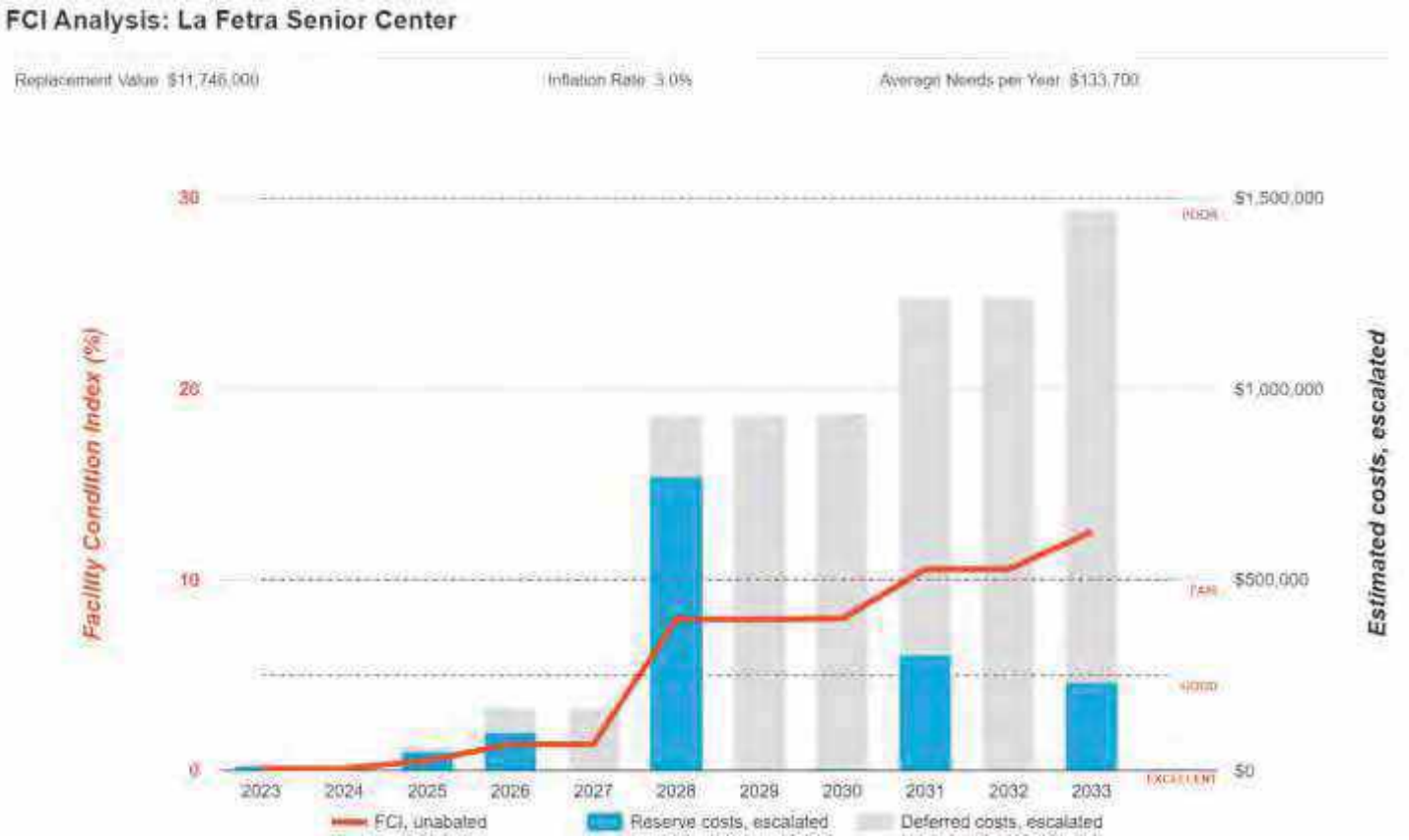
FCI Analysis | La Fetra Senior Center(1933)

Replacement Value	*Total SF*	*Cost/SF*
$ 11,746,000	*16,780*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 11,500	**0.1 %**
3-Year	$ 161,300	1.4 %
5-Year	$ 930,700	7.9 %
10-Year	$ 1,469,800	12.5 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
La Fetra Senior Center	2	$11,500
Total	**2**	**$11,500**

La Fetra Senior Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7162775	La Fetra Senior Center	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,000
7162772	La Fetra Senior Center	Interior	P2030	Engineering Study, Civil, General Design, Replace	Poor	Performance/Integrity	$9,500
Total (2 items)							**$11,500**

Key Findings

Exterior Walls in Poor condition.

any painted surface
La Fetra Senior Center Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $30,100

**$$$**$

Paint chipping observed throughout - AssetCALC ID: 7162794

Site Stairs and Ramps in Poor condition.

Steps, Concrete (per LF of nosing)
La Fetra Senior Center Older Building Exterior

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$$**$$

Concrete cracking observed on stairs. Trip hazard. - AssetCALC ID: 7162799

Parking Lots in Poor condition.

Pavement, Asphalt
La Fetra Senior Center Site

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,700

**$$**$$

Isolated locations of asphalt cracking - AssetCALC ID: 7162802

Recommended Follow-up Study: Civil, General Design

Civil, General Design
La Fetra Senior Center Interior

Uniformat Code: P2030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $9,500

**$$**$$

Interior wall and ceiling cracking observed in various areas around the building. Some cracking on basement concrete wall. A study is recommended to see if there may be any potential foundation issues. - AssetCALC ID: 7162772

Landscaping in Poor condition.

Mature Trees, Removal/Trimming
La Fetra Senior Center Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,000

**$$**$$

Mature tree growth over asphalt roof. Trimming is recommended to prevent damage to roof. - AssetCALC ID: 7162775

Stairs in Poor condition.

Wood, Exterior
La Fetra Senior Center Older Building Exterior

Uniformat Code: B1080
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Stairs are blocked from use. Wood is splitting apart. Removal is recommended. - AssetCALC ID: 7162795

Roof Skylight in Poor condition.

per unit, up to 20 SF
La Fetra Senior Center Roof

Uniformat Code: B3060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,500

**$$**$$

Skylights are leaking - AssetCALC ID: 7162734

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
La Fetra Senior Center Throughout

Uniformat Code: C2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Ceiling leak damage observed in isolated locations. Repair recommended. - AssetCALC ID: 7182075

Foundation System

La Fetra Senior Center Foundation

Uniformat Code: A1010
Recommendation: **Repair in 2028**

Priority Score: **63.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $543,700

$$$$

This is a cost allowance pending results of engineering study on foundation. - AssetCALC ID: 7182076

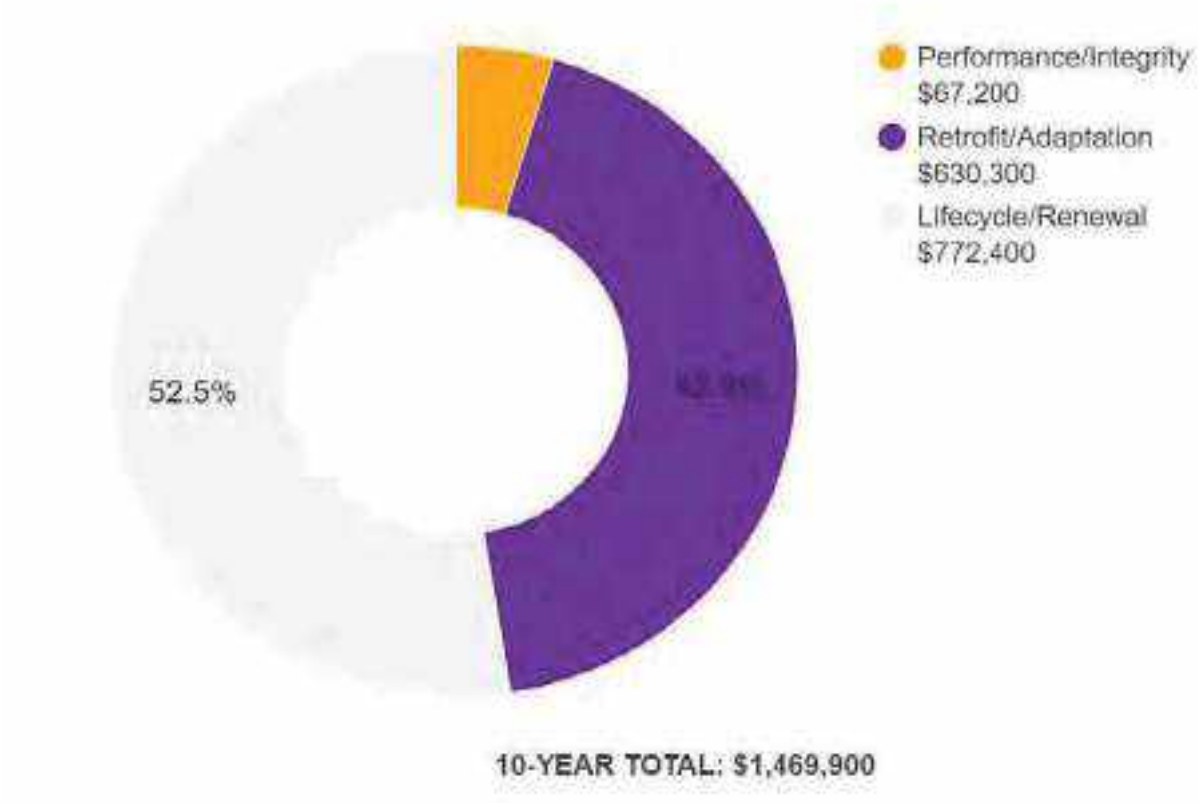
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over basement foundation (older section) Steel frame with concrete-topped metal decks over concrete slab (newer section)	Good
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: Stone veneer Windows: Aluminum, wood	Poor
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Sloped construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, vinyl Floors: Carpet, ceramic tile, VCT, vinyl sheeting, quarry tile Ceilings: ACT, painted gypsum board	Fair
Elevators	Passenger: one hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, split systems and furnaces	Good
Fire Suppression	Fire extinguishers, kitchen hood system	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Leaky skylights, exterior wall paint chipping, exterior staircase removal, interior building cracking, ceiling leak damage, isolated asphalt pavement cracking, concrete stairs cracking, mature tree growth	

Systems 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
Structure	-	$7,400	$630,300	-	$11,600	$649,300
Facade	-	$32,000	-	$2,200	$237,200	$271,400
Roofing	-	$3,700	$95,700	$28,300	-	$127,700
Interiors	-	$1,500	$85,900	$192,900	$449,300	$729,600
Conveying	-	-	-	$15,400	$115,700	$131,100
Plumbing	-	-	$1,900	$6,500	$599,100	$607,500
HVAC	-	-	$2,200	$52,800	$392,000	$447,000
Fire Protection	-	-	-	$5,800	-	$5,800
Electrical	-	-	-	-	$1,048,400	$1,048,400
Fire Alarm & Electronic Systems	-	-	-	$89,900	-	$89,900
Equipment & Furnishings	-	-	$53,200	$77,800	$71,500	$202,500
Site Utilities	-	-	-	$34,800	$42,900	$77,700
Site Pavement	-	$5,300	-	$5,800	$67,800	$78,900
Site Development	$2,000	-	-	$27,000	$6,300	$35,400
Follow-up Studies	$9,500	-	-	-	-	$9,500
TOTALS (3% inflation)	**$11,500**	**$49,900**	**$869,200**	**$539,100**	**$3,041,900**	**$4,511,600**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1933. The facility was substantially renovated in 1996 and widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide La Fetra Senior Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on La Fetra Senior Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$7,422 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$1,930 *(In Current Dollars)*
Net Effective ECM Payback	3.85 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Install Low Flow Faucet Aerators	$125	$747	0.17	10
2	Retrofit Flush Tank Toilets to Dual Flush	$416	$179	2.33	20
3	Install Low Flow Tankless Restroom Fixtures	$2,140	$625	3.42	15
4	Upgrade Split Heating and Cooling System	$3,773	$593	6.36	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. Pilot lights on furnaces be turned off in summer
2. All preventive maintenance should be performed on all furnaces, which would include cleaning of burners and heat exchanger tubes.
3. Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
4. Ensure the duct work in unconditioned space is un-compromised and well insulated
5. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
6. Ensure that the air dampers are operating correctly
7. Return vents should remain un-obstructed and be located centrally.
8. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
9. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
10. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
11. Ensure refrigerant pressure is maintained in the condensers
12. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of La Fetra Senior Center, 333 East Foothill Boulevard, Glendora, California 91741, 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - MAIN OFFICE FRONT ELEVATION

2 - MAIN OFFICE LEFT ELEVATION

3 - MAIN OFFICE REAR ELEVATION

4 - MAIN OFFICE RIGHT ELEVATION

5 - SENIOR CENTER FRONT ELEVATION

6 - SENIOR CENTER LEFT ELEVATION

Photographic Overview

7 - SENIOR CENTER REAR ELEVATION

8 - SENIOR CENTER RIGHT ELEVATION

9 - SLOPED ASPHALT SHINGLE ROOFING

10 - SINGLE PLY MEMBRANE EPDM

11 - MAIN ADMINISTRATION OFFICE AREA

12 - CAFETERIA AND COMMUNITY ROOM

Photographic Overview

13 - TYPICAL COMMON AREA RESTROOM

14 - HYDRAULIC PASSENGER ELEVATOR SYSTEM

15 - STORAGE TANK WATER HEATER

16 - ROOF MOUNTED PACKAGED UNIT

17 - SPLIT SYSTEM CONDENSING UNIT

18 - HVAC GAS FIRED FURNACE

Photographic Overview

19 - ROOF MOUNTED EXHAUST FAN

20 - BUILDING MAIN ELECTRICAL SWITCHBOARD

21 - FIRE ALARM CONTROL PANEL

22 - ASPHALT PAVED PARKING LOT

23 - CONCRETE PAVED PATIO AREA

24 - LED SITE POLE LIGHT

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-030.379	La Fetra Senior Center
Source	**On-Site Date**
Google	December 11, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: La Fetra Senior Center

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property: 2 years

Date Completed: 12/11/2023

Phone Number: 626.672.6306

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	Renovated	1933 for front . Late 90's for rear
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Exterior wall painting, carpet, roof deck renovation		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks. Repaired as they occur
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			System is up to date. But transformer needs to be updated to increase voltage.
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: La Fetra Senior Center

BV Project Number: 158691.23R000-030.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

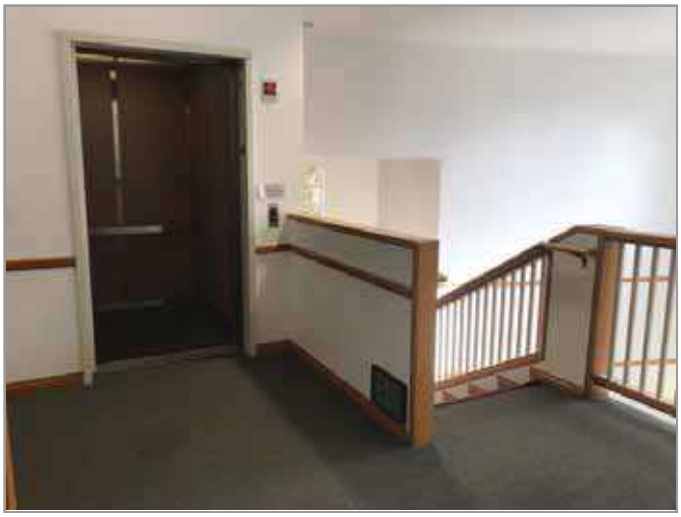
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	NA	Foundation System, Repair	16,780 SF	5	7162076
B1080	Older Building Exterior	Poor	Stairs, Wood, Exterior	130 SF	2	7162795
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	7,440 SF	2	7162794
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	31	15	7162749
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	7162785
B2020	Older Building Exterior	Fair	Window, Wood, 16-25 SF	42	15	7162728
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	15	7162752
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7162768
B2050	Older Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7162761
Roofing						
B3010	Older Side	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,100 SF	10	7162730
B3010	Lower Roof	Fair	Roofing, Single-Ply Membrane, EPDM	5,900 SF	3	7162726
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	2	2	7162734
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	34	20	7162780
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,000 SF	13	7162731
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	2,170 SF	15	7162787
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,250 SF	5	7162747
C2010	Kitchen	Fair	Wall Finishes, Vinyl	3,750 SF	8	7162744
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	8	7162737
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,600 SF	8	7162801
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,780 SF	5	7162765

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,450 SF	20	7162763
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	8	7162756
C2030	Lobby	Fair	Flooring, Ceramic Tile	750 SF	20	7162762
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	8	7162746
C2050	Throughout	Poor	Ceiling Finishes, Gypsum Board/Plaster	130 SF	2	7162075
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,580 SF	5	7162748
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	7162786
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	7162770
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	15	7162755
D2010	Older Building Exterior	Fair	Backflow Preventer, Domestic Water	1	15	7162716
D2010	Restrooms	Fair	Urinal, Standard	3	15	7162782
D2010	Older Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	12	7162777
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	7162715
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7162774
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7162724
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	8	7162793
D2010	Basement	Fair	Water Heater, Gas, Residential	1	3	7162781
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7162810
D2010	Kitchen	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	7162790
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,780 SF	20	7162729
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	12	7162769
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	7162718
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	7162745

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	7162806
HVAC						
D3020	Basement	Fair	Furnace, Gas	1	10	7162739
D3020	Older side attic	Fair	Furnace, Gas, 51 to 100 MBH	1	10	7162077
D3030	Older Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7162783
D3030	Older Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	12	7162754
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162742
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7162804
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7162808
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	7162740
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	16,780 SF	15	7162797
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162750
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162751
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162778
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162787
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162764
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162721
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7162788
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	7162803
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7162714
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	7162756
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	7162807
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162741
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	10	7162743

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Older Building Exterior	Fair	Distribution Panel, 120/208 V	1	12	7162738
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	7162717
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	7162725
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	16,780 SF	20	7162757
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,780 SF	18	7162798
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,800 SF	10	7162719
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	8	7162811
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steam Table	1	5	7162791
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	7162789
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	8	7162773
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7162796
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	8	7162720
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	5	7162812
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	5	7162776
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7162722
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	7162771
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7162758
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7162733
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7162736
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	10	7162735
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,700 SF	13	7162800

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,700 SF	2	7162802
G2030	Older Building Exterior	Poor	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	6 LF	2	7162799
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	10	7162727
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	10	7162760
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7162759
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7162792
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7162775
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	9,100 SF	10	7162809
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	3	15	7162723
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	10	10	7162732
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	10	7162805
Follow-up Studies						
P2030	Interior	Poor	Engineering Study, Civil, General Design	1	0	7162772

Appendix F:
Replacement Reserves

Replacement Reserves Report

La Fetra Senior Center

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
La Fetra Senior Center	$11,475	$0	$49,951	$99,870	$0	$769,372	$0	$5,753	$303,165	$0	$230,197	$0	$73,690	$175,156	$122,520	$964,795	$0	$19,335	$179,749	$39,296	$1,467,388	**$4,511,710**
Grand Total	**$11,475**	**$0**	**$49,951**	**$99,870**	**$0**	**$769,372**	**$0**	**$5,753**	**$303,165**	**$0**	**$230,197**	**$0**	**$73,690**	**$175,156**	**$122,520**	**$964,795**	**$0**	**$19,335**	**$179,749**	**$39,296**	**$1,467,388**	**$4,511,710**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A1010	Foundation	7182076	Foundation System, , Repair	75	70	5	16780	SF	$24.00	$32.40	$543,672						$543,672																	**$543,672**
B1080	Older Building Exterior	7162795	Stairs, Wood, Exterior, Replace	15	13	2	130	SF	$40.00	$54.00	$7,020			$7,020															$7,020					**$14,040**
B2010	Building Exterior	7162794	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7440	SF	$3.00	$4.05	$30,132			$30,132										$30,132										**$60,264**
B2020	Older Building Exterior	7162728	Window, Wood, 16-25 SF, Replace	30	15	15	42	EA	$1,200.00	$1,620.00	$68,040																$68,040							**$68,040**
B2020	Building exterior	7162749	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	31	EA	$950.00	$1,282.50	$39,758																$39,758							**$39,758**
B2020	Kitchen	7162785	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
B2050	Older Building Exterior	7162761	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$945.00	$1,890														$1,890								**$1,890**
B2050	Building Exterior	7162752	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	7	EA	$1,300.00	$1,755.00	$12,285																$12,285							**$12,285**
B2050	Building Exterior	7162768	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$810.00	$2,430																						$2,430	**$2,430**
B3010	Older Side	7162730	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	4100	SF	$3.80	$5.13	$21,033											$21,033											**$21,033**
B3010	Lower Roof	7162726	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	5900	SF	$11.00	$14.85	$87,615				$87,615																			**$87,615**
B3060	Roof	7162734	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	2	EA	$1,300.00	$1,755.00	$3,510			$3,510																				**$3,510**
C1030	Throughout building	7162780	Interior Door, Wood, Solid-Core, Replace	40	20	20	34	EA	$700.00	$945.00	$32,130																						$32,130	**$32,130**
C1070	Throughout building	7162731	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	14000	SF	$3.50	$4.73	$66,150														$66,150								**$66,150**
C2010	Throughout building	7162787	Wall Finishes, Ceramic Tile, Replace	40	25	15	2170	SF	$18.00	$24.30	$52,731																$52,731							**$52,731**
C2010	Kitchen	7162744	Wall Finishes, Vinyl, Replace	15	7	8	3750	SF	$2.50	$3.38	$12,656									$12,656														**$12,656**
C2010	Throughout building	7162747	Wall Finishes, any surface, Prep & Paint	10	5	5	19250	SF	$1.50	$2.03	$38,981						$38,981										$38,981							**$77,963**
C2030	Kitchen	7162737	Flooring, Quarry Tile, Replace	50	42	8	2000	SF	$26.00	$35.10	$70,200									$70,200														**$70,200**
C2030	Restrooms	7162763	Flooring, Ceramic Tile, Replace	40	20	20	1450	SF	$18.00	$24.30	$35,235																						$35,235	**$35,235**
C2030	Lobby	7162762	Flooring, Ceramic Tile, Replace	40	20	20	750	SF	$18.00	$24.30	$18,225																						$18,225	**$18,225**
C2030	Restrooms	7162746	Flooring, Vinyl Sheeting, Replace	15	7	8	200	SF	$7.00	$9.45	$1,890									$1,890														**$1,890**
C2030	Throughout building	7162766	Flooring, Vinyl Sheeting, Replace	15	7	8	1000	SF	$7.00	$9.45	$9,450									$9,450														**$9,450**
C2030	Throughout building	7162801	Flooring, Vinyl Tile (VCT), Replace	15	7	8	8600	SF	$5.00	$6.75	$58,050									$58,050														**$58,050**
C2030	Throughout building	7162765	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2780	SF	$7.50	$10.13	$28,148						$28,148										$28,148							**$56,295**
C2050	Throughout	7182075	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	48	2	130	SF	$8.00	$10.80	$1,404			$1,404																				**$1,404**
C2050	Restrooms	7162748	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2580	SF	$2.00	$2.70	$6,966						$6,966										$6,966							**$13,932**
D1010	Elevator	7162770	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$12,150.00	$12,150									$12,150														**$12,150**
D1010	Elevator	7162786	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$55,000.00	$74,250.00	$74,250																$74,250							**$74,250**
D2010	Basement	7162781	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755															$1,755				**$3,510**
D2010	Kitchen	7162790	Water Heater, Gas, Commercial (200 MBH), Replace	20	1	19	1	EA	$16,600.00	$22,410.00	$22,410																				$22,410			**$22,410**
D2010	Older Building Exterior	7162716	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$3,200.00	$4,320.00	$4,320																$4,320							**$4,320**
D2010	Throughout building	7162729	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	16780	SF	$11.00	$14.85	$249,183																						$249,183	**$249,183**
D2010	Throughout building	7162718	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$1,500.00	$2,025.00	$4,050									$4,050														**$4,050**
D2010	Utility closet	7162793	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	1	EA	$800.00	$1,080.00	$1,080									$1,080														**$1,080**
D2010	Older Kitchen	7162777	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	4	EA	$1,100.00	$1,485.00	$5,940													$5,940										**$5,940**
D2010	Restrooms	7162769	Toilet, Residential Water Closet, Replace	30	18	12	3	EA	$700.00	$945.00	$2,835													$2,835										**$2,835**
D2010	Throughout building	7162774	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	$1,200.00	$1,620.00	$4,860																$4,860							**$4,860**
D2010	Restrooms	7162745	Toilet, Commercial Water Closet, Replace	30	15	15	11	EA	$1,300.00	$1,755.00	$19,305																$19,305							**$19,305**
D2010	Restrooms	7162755	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	8	EA	$1,700.00	$2,295.00	$18,360																$18,360							**$18,360**
D2010	Restrooms	7162782	Urinal, Standard, Replace	30	15	15	3	EA	$1,100.00	$1,485.00	$4,455																$4,455							**$4,455**
D2010	Kitchen	7162724	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,620.00	$1,620																$1,620							**$1,620**
D2010	Kitchen	7162810	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$3,375.00	$3,375																$3,375							**$3,375**
D2010	Kitchen	7162806	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$2,160.00	$2,160																$2,160							**$2,160**
D2010	Kitchen	7162715	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$1,890.00	$1,890																			$1,890				**$1,890**
D3020	Basement	7162739	Furnace, Gas, Replace	20	10	10	1	EA	$4,200.00	$5,670.00	$5,670											$5,670												**$5,670**
D3020	Older side attic	7182077	Furnace, Gas, 51 to 100 MBH, Replace	20	10	10	1	EA	$4,200.00	$5,670.00	$5,670											$5,670												**$5,670**
D3030	Older Building Exterior	7162783	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$7,100.00	$9,585.00	$9,585									$9,585														**$9,585**
D3030	Older Building Exterior	7162754	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$4,000.00	$5,400.00	$5,400													$5,400										**$5,400**
D3050	Upper Roof	7162740	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$11,000.00	$14,850.00	$14,850														$14,850									**$14,850**
D3050	Lower Roof	7162804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$40,500.00	$40,500															$40,500								**$40,500**
D3050	Lower Roof	7162808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$40,500.00	$40,500															$40,500								**$40,500**
D3050	Lower Roof	7162778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$20,250.00	$20,250																$20,250							**$20,250**
D3050	Upper Roof	7162751	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$12,150.00	$12,150																$12,150							**$12,150**
D3050	Upper Roof	7162742	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$7,500.00	$10,125.00	$10,125																$10,125							**$10,125**

Replacement Reserves Report

La Fetra Senior Center

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Upper Roof	7162750	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$12,150.00	$12,150																$12,150						**$12,150**
D3050	Upper Roof	7162767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$6,500.00	$8,775.00	$8,775																$8,775						**$8,775**
D3050	Throughout building	7162797	HVAC System, Ductwork, Medium Density, Replace	30	15	15	16780	SF	$4.00	$5.40	$90,612																$90,612						**$90,612**
D3060	Lower Roof	7162807	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050											**$4,050**
D3060	Lower Roof	7162741	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162721	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162756	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,890.00	$1,890											$1,890											**$1,890**
D3060	Upper Roof	7162764	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162714	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
D3060	Lower Roof	7162788	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
D3060	Kitchen	7162803	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025																		**$2,025**
D4010	Kitchen	7162743	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	8	LF	$400.00	$540.00	$4,320											$4,320											**$4,320**
D5020	Electrical room	7162717	Switchboard, 120/208 V, Replace	40	20	20	1	EA	$50,000.00	$67,500.00	$67,500																				$67,500	**$67,500**
D5020	Older Building Exterior	7162738	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$2,000.00	$2,700.00	$2,700													$2,700									**$2,700**
D5020	Electrical room	7162725	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$6,000.00	$8,100.00	$8,100																$8,100						**$8,100**
D5020	Throughout building	7162757	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	16780	SF	$18.00	$24.30	$407,754																				$407,754	**$407,754**
D5040	Throughout building	7162798	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	16780	SF	$4.50	$6.08	$101,939																			$101,939			**$101,939**
D7050	Lobby	7162811	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$20,250.00	$20,250									$20,250													**$20,250**
D7050	Throughout building	7162719	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	11800	SF	$3.00	$4.05	$47,790											$47,790											**$47,790**
E1030	Kitchen	7162812	Foodservice Equipment, Coffee Machine, Replace	10	5	5	1	EA	$2,000.00	$2,700.00	$2,700						$2,700										$2,700						**$5,400**
E1030	Kitchen	7162733	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$29,025.00	$29,025						$29,025										$29,025						**$58,050**
E1030	Kitchen	7162776	Foodservice Equipment, Coffee Machine, Replace	10	5	5	1	EA	$2,000.00	$2,700.00	$2,700						$2,700										$2,700						**$5,400**
E1030	Kitchen	7162791	Foodservice Equipment, Steam Table, Replace	10	5	5	1	EA	$7,000.00	$9,450.00	$9,450						$9,450										$9,450						**$18,900**
E1030	Kitchen	7162773	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	7	8	1	EA	$3,800.00	$5,130.00	$5,130									$5,130													**$5,130**
E1030	Kitchen	7162720	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045													**$9,045**
E1030	Kitchen	7162758	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$6,075.00	$6,075									$6,075													**$6,075**
E1030	Kitchen	7162796	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045													**$9,045**
E1030	Kitchen	7162789	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	$3,100.00	$4,185.00	$4,185									$4,185													**$4,185**
E1030	Kitchen	7162771	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	$3,100.00	$4,185.00	$4,185									$4,185													**$4,185**
E1030	Kitchen	7162722	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$2,295.00	$2,295									$2,295													**$2,295**
E1040	Lobby	7162736	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025										$2,025						**$4,050**
E2010	Throughout building	7162735	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	50	LF	$300.00	$405.00	$20,250											$20,250											**$20,250**
G2020	Site	7162802	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	7700	SF	$0.45	$0.61	$4,678			$4,678					$4,678					$4,678					$4,678				**$18,711**
G2020	Site	7162800	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	7700	SF	$3.50	$4.73	$36,383														$36,383								**$36,383**
G2030	Older Building Exterior	7162799	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	48	2	6	LF	$42.00	$56.70	$340			$340																			**$340**
G2060	Site	7162760	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	5	EA	$600.00	$810.00	$4,050											$4,050											**$4,050**
G2060	Site	7162792	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7162727	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	3	EA	$700.00	$945.00	$2,835											$2,835											**$2,835**
G2060	Site	7162759	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7162809	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	9100	SF	$1.00	$1.35	$12,285											$12,285											**$12,285**
G2080	Site	7162775	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,025.00	$2,025	$2,025																					**$2,025**
G4050	Site	7162732	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	10	EA	$900.00	$1,215.00	$12,150											$12,150											**$12,150**
G4050	Site	7162723	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	3	EA	$6,800.00	$9,180.00	$27,540																$27,540						**$27,540**
G4050	Building exterior	7162805	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	17	EA		$600.00	$810.00	$13,770											$13,770											**$13,770**
P2030	Interior	7162772	Engineering Study, Civil, General Design, Replace	0	0	0	1	EA	$7,000.00	$9,450.00	$9,450	$9,450																					**$9,450**
Totals, Unescalated												**$11,475**	**$0**	**$47,084**	**$91,395**	**$0**	**$663,667**	**$0**	**$4,678**	**$239,321**	**$0**	**$171,288**	**$0**	**$51,685**	**$119,273**	**$81,000**	**$619,265**	**$0**	**$11,698**	**$105,584**	**$22,410**	**$812,457**	**$3,052,278**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,475**	**$0**	**$49,951**	**$99,870**	**$0**	**$769,372**	**$0**	**$5,753**	**$303,165**	**$0**	**$230,197**	**$0**	**$73,690**	**$175,156**	**$122,520**	**$964,795**	**$0**	**$19,335**	**$179,749**	**$39,296**	**$1,467,388**	**$4,511,710**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162786	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	La Fetra Senior Center	Elevator	U.S. Elevator	Ascension 1000	No dataplate		000006	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162790	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	La Fetra Senior Center	Kitchen	Bradford White	UCG100H2703N	YJ50243098	2022	000052	
2	7162781	D2010	**Water Heater**	Gas, Residential	50 GAL	La Fetra Senior Center	Basement	Bradford White	U45036FRN	HE15024321	2011	000049	
3	7162716	D2010	**Backflow Preventer**	Domestic Water	2 IN	La Fetra Senior Center	Older Building Exterior						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7182077	D3020	**Furnace**	Gas, 51 to 100 MBH	Inaccessible	La Fetra Senior Center	Older side attic	Inaccessible	Inaccessible	Inaccessible	2013		
2	7162739	D3020	**Furnace**	Gas	66 MBH	La Fetra Senior Center	Basement	International Comfort Products	N8MSL0701412A2	A135119702	2013	000003	
3	7162783	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	La Fetra Senior Center	Older Building Exterior	ComfortMaker	N4A560GKC101	E163108301	2016	000004	
4	7162754	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	La Fetra Senior Center	Older Building Exterior	Guardian	GAW14L36C23SA	W2A0526524	2020	000005	
5	7162742	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB036S4BS2Y	5618D08665	2018	000045	
6	7162804	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	La Fetra Senior Center	Lower Roof	Lennox	LGH180H4ML3Y	5617A02742	2017	000070	
7	7162808	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	La Fetra Senior Center	Lower Roof	Lennox	LGH180H4ML3Y	5617A03109	2017	000068	
8	7162740	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	La Fetra Senior Center	Upper Roof	Lennox	KGA060S4BS5Y	5616H08311	2016	000048	
9	7162750	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB048S4BS1Y	5618D06020	2018	000047	
10	7162751	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB048S4BS1Y	5618D06019	2018	000051	
11	7162778	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.75 TON	La Fetra Senior Center	Lower Roof	Lennox	KGA092S4MS3Y	5618D07073	2018	000069	
12	7162767	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2.5 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB030S4DW1P	5618C11372	2018	000046	
13	7162788	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	Inaccessible	La Fetra Senior Center	Lower Roof	Inaccessible	Inaccessible	Inaccessible		Inaccessible	
14	7162714	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	Inaccessible	La Fetra Senior Center	Lower Roof	Inaccessible	Inaccessible	Inaccessible		Inaccessible	
15	7162756	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	Illegible	Illegible		000007	
16	7162764	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Upper Roof	Loren Cook Company	100 ACRUB	2894665100007040497		000050	
17	7162721	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	195 VCR-HP	1385422485000003601036		000067	
18	7162741	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	100 ACPUB	138946 5000100007020497		000074	
19	7162807	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	120 ASPT	1208475646-7016797		000075	
20	7162803	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		La Fetra Senior Center	Kitchen	Mars	36CH	9709PF36CH-L (F3)	1996	000063	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162743	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		La Fetra Senior Center	Kitchen						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162717	D5020	**Switchboard**	120/208 V	800 AMP	La Fetra Senior Center	Electrical room	Square D	3481S	No dataplate		000065	
2	7162738	D5020	**Distribution Panel**	120/208 V	200 AMP	La Fetra Senior Center	Older Building Exterior	No dataplate	No dataplate	No dataplate		000013	
3	7162725	D5020	**Distribution Panel**	120/208 V	400 AMP	La Fetra Senior Center	Electrical room	Square D	HCM32734	No dataplate		000066	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162811	D7050	**Fire Alarm Panel**	Fully Addressable		La Fetra Senior Center	Lobby	Radionics	No dataplate	No dataplate		000062	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162812	E1030	**Foodservice Equipment**	Coffee Machine		La Fetra Senior Center	Kitchen	Bunn	AXI0M-15-3	AX00115051		000001	
2	7162776	E1030	**Foodservice Equipment**	Coffee Machine		La Fetra Senior Center	Kitchen	Bunn	AXI0M-15-3	AX00115988		000002	
3	7162733	E1030	**Foodservice Equipment**	Dishwasher Commercial		La Fetra Senior Center	Kitchen	Auto-Chlor	Illegible	Illegible		000055	
4	7162758	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		La Fetra Senior Center	Kitchen	CaptiveAire Systems	5730 SCA-D-ISFP	No dataplate		000060	
5	7162722	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		La Fetra Senior Center	Kitchen	Carter-Hoffmann	FH90-0015 B	238179-FH90-00158-35K03		000059	

6	7162789	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In	La Fetra Senior Center	Kitchen	Hoshizaki	CF1S-FS	G72879E	000057
7	7162771	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In	La Fetra Senior Center	Kitchen	Hoshizaki	CR1S-FS	H55386E	000058
8	7162773	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	La Fetra Senior Center	Kitchen	Salvajor	200	74182	000054
9	7162796	E1030	**Foodservice Equipment**	Icemaker, Freestanding	La Fetra Senior Center	Kitchen	Scotsman	B322S	16051320014477	000056
10	7162720	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle	La Fetra Senior Center	Kitchen	Imperial	No dataplate	No dataplate	000053
11	7162791	E1030	**Foodservice Equipment**	Steam Table	La Fetra Senior Center	Kitchen	Wells Mfg. Co.	M0D300D	CAF 3803	000064
12	7162736	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	La Fetra Senior Center	Lobby				

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 5x 2.2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	60		Number of Occupants Affected by Retrofit	60	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	5	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	2.2	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 18.72 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.82	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	108.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	1,802	kWh	Annual Cost Savings In Form of Water	$209	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	18.72	kGal	Annual Energy Savings From Water Heater	$538	$

COST BENEFIT ANALYSIS				
Estimated Material Cost	$64		Estiamted Labor Cost	$61
Estimated Total Annual Cost Savings	$747	$$	Estimated Total Installation Cost	$125 $$
Simple Payback Period	0.17	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $125 Estimated Annual Cost Savings: $747 Simple Payback Period (Yrs): 0.17

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Older Building
Attribute:	Retrofit 3x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	60	
Number of Water Closets To Be Replaced	3	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60 *Liquid Waste (80%)* 1.28	GPF GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			61.44	gal
Total Annual Water Savings in gallons			15.97	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$179	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $72 *Labor* $344	Total	$416	$
Simple Pay Back Period			2.33	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$416			
		Simple Payback:	2.33	Years
Annual Cost Savings:	$179			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Newer building
Attribute:	Retrofit 11x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	30	
Number of Females	30	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	11	
No. of Water Closets With Separate Flush Tank (*Typical Residential Type*)	0	
Estimated Restroom Usage/Individual/Day (*Default is 4 Uses/Day For Residential/Office*)	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? (*If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit*)	No	
No. of Tankless Water Closets	11	
GPF of Proposed Dual Flush- Water Closet Valve* (**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*)	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 0.48	GPF
Estimated Annual Water Savings From Male Users	27.96	kGal
Estimated Annual Water Savings From Female Users	27.96	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	55.91	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	55.91	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18
Estimated Cost Savings From Water	$625

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0
Labor Cost for Installing New Urinal(s)	$0
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$880
Labor Cost For Water Closet (*Up For Liquid Waste And Down For Solid Waste*)	$1,260
Estimated Total Cost For Retrofit	$2,140
Simple Pay Back Period	3.42 Yrs
Type of Recommendation	Capital Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$2,140	Simple Payback Period:	3.42 Yrs
Annual Cost Savings:	$625		

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UIC	Upgrade Split Heating and Cooling System
EAH12-A	Location: Basement and Attic
Attributes:	Replace (2x) 66MBH Heating System With 96% AFUE Gas Fired -60MBH System;

Basement and Attic

Heating System								
Number of Heating Systems to be replaced	2	Qty		Qty		Qty		Qty
Heating Fuel:	Natural Gas		-		-		-	
Heating System Capacity (Each)	66	MBH		MBH		MBH		MBH
De-rated AFUE rating For **Eac**h Furnace Heating System	78%	%		%		%		%
Estimated Annual Operating Hours:	1,070	Hrs		Hrs		Hrs		Hrs
Estimated Annual Energy Use from All Heating Systems	1,412	Therms	0	-	0	-	0	-
Cooling								
Are Cooling Split Systems Being Replaced?	No		No		No		No	
Refrigerant in Cooling System								
Number of Existing Air Conditioners		Qty		Qty		Qty		Qty
Insert Cooling Capacity of **Each** Existing Air-Conditioner		Btuh		Btuh		Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:		EER		EER		EER		EER
Estimated Annual Operating Hours:		Hrs		Hrs		Hrs		Hrs
Energy Consumption From All Existing Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh

Proposed System

Heating								
Select Proposed Heating System	Gas Fired -60MBH		-		-		-	
AFUE for the Proposed Heating System:	96%	%	-	%	-	%	-	%
Estimated Energy Consumption From All Systems:	1,148	Therms	0	-	0	-	0	-
New Annual Hours of Operations:	956	Hrs	0	Hrs	0	Hrs	0	Hrs
Cooling								
Select Proposed Air Conditioner Type:	-		-		-		-	
Btu/Hr of The New Air-Conditioner:	-	Btuh	-	Btuh	-	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	-	EER	-	EER	-	EER	-	EER
Total Energy Consumption For Proposed Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh
Install New Fan Coil Unt	No		No		No		No	

If Existing system has R-22 then install new Fan Coil

Savings Analysis

Annual Energy Savings From Heating Systems:	26,483	kBtus	0	kBtus	0	kBtus	0	kBtus
Annual kWh savings for all Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh
Installed Cost For All Air conditioner:	$0		$0		$0		$0	
Installed Cost For all Fan Coils + New Refrigerant Lines	$0		$0		$0		$0	
Installed Cost for all Heating Systems	$3,773		$0		$0		$0	
Total Investment	$3,773		$0		$0		$0	
Estimated Annual Energy Cost Savings:	$593		$0		$0		$0	

	Natural Gas		Propane		No.2 Oil		Electric	
Total Utility Savings	265	Therms	0	Gal	0	Gal	0	kWh

Total Initial Investment:	$3,773	**Total Annual Utility Cost Savings:**	$593
Simple Payback:	6.36	Yrs	
Type of Recommendation	Capital Cost ECM Recommendation		

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ECM DESCRIPTION:

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required by the 2006 International Energy Conservation Code. Units rated at 16 SEER (14 EER) or better qualify for Energy Star certification.

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary:

Initial Investment: $3,773 Simple Payback: 6.36 Yrs

Energy Cost Savings: $593

Appendix I:
Lighting System Schedule

Note : All lighting has been upgraded to LED

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Ole Hammer Park
359 North Live Oak Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-031.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
January 2-3, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Neighborhood
Number of Buildings	None
Main Address	359 North Live Oak Avenue, Glendora, California 91741
Site Developed	1975, renovated 2011 when playground was added
Site Area	1.68 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 2-3, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Ole Hammer Park was developed in 1975 and renovated in 2011 with the addition of the playground. Historic aerial photos show a park on this site as early as 1964, and agricultural use before then.

Amenities and General Site

Ole Hammer Park features a playground, volleyball court, and picnic areas. The picnic areas include amenities such as picnic tables, rentable BBQ grills, and trash cans. The park assets are generally in good to fair condition. Typical lifecycle replacements are recommended.

Recommended Additional Studies

No additional studies recommended.

B. Amenities and General Site

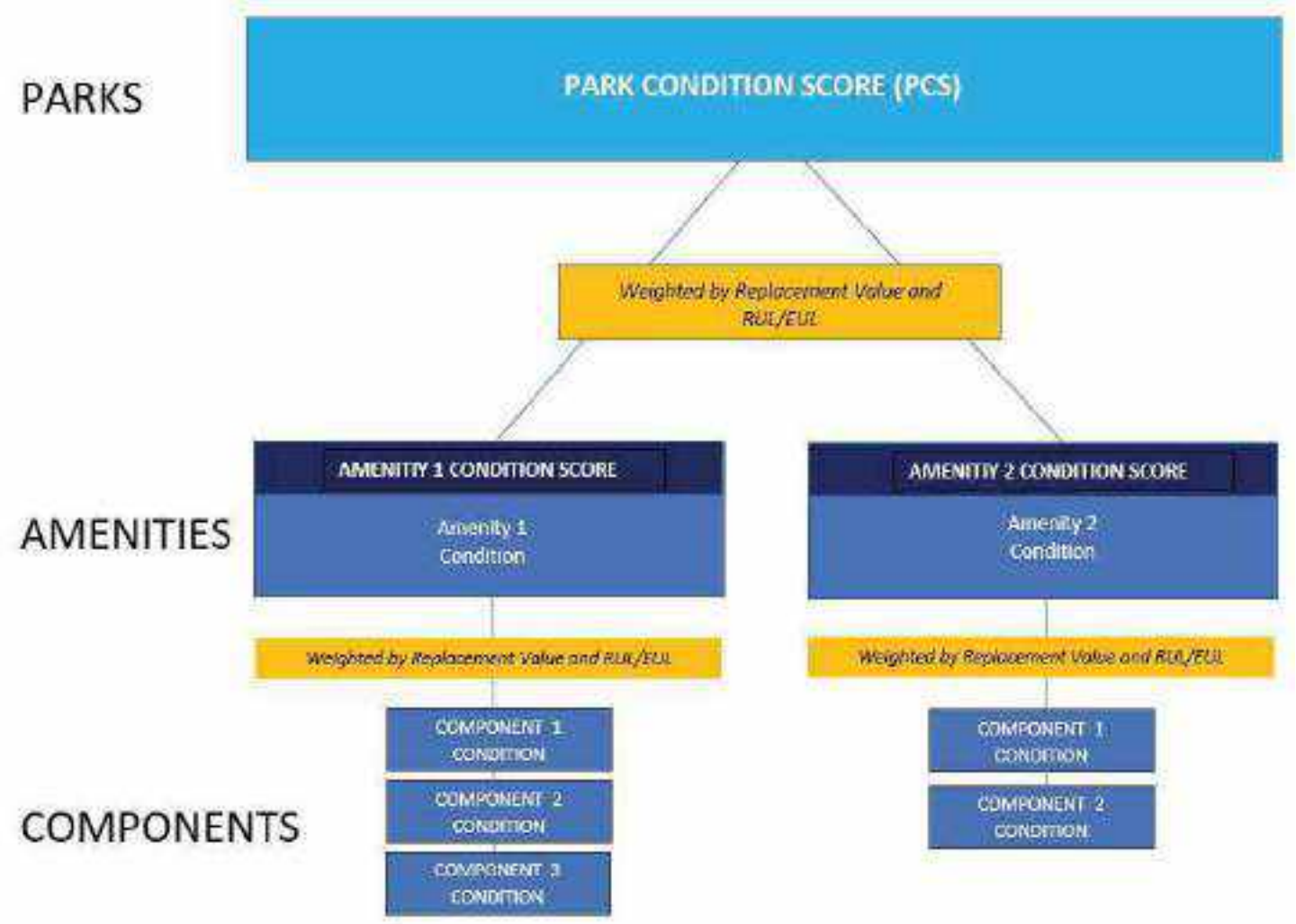
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Ole Hammer Park	OVERALL CONDITION SCORE **41**	TOTAL ACRES: REPLACEMENT VALUE: **$ 197,500** REMAINING VALUE: **$ 81,874** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

B-3. Plan Types (Amenities and General Site)

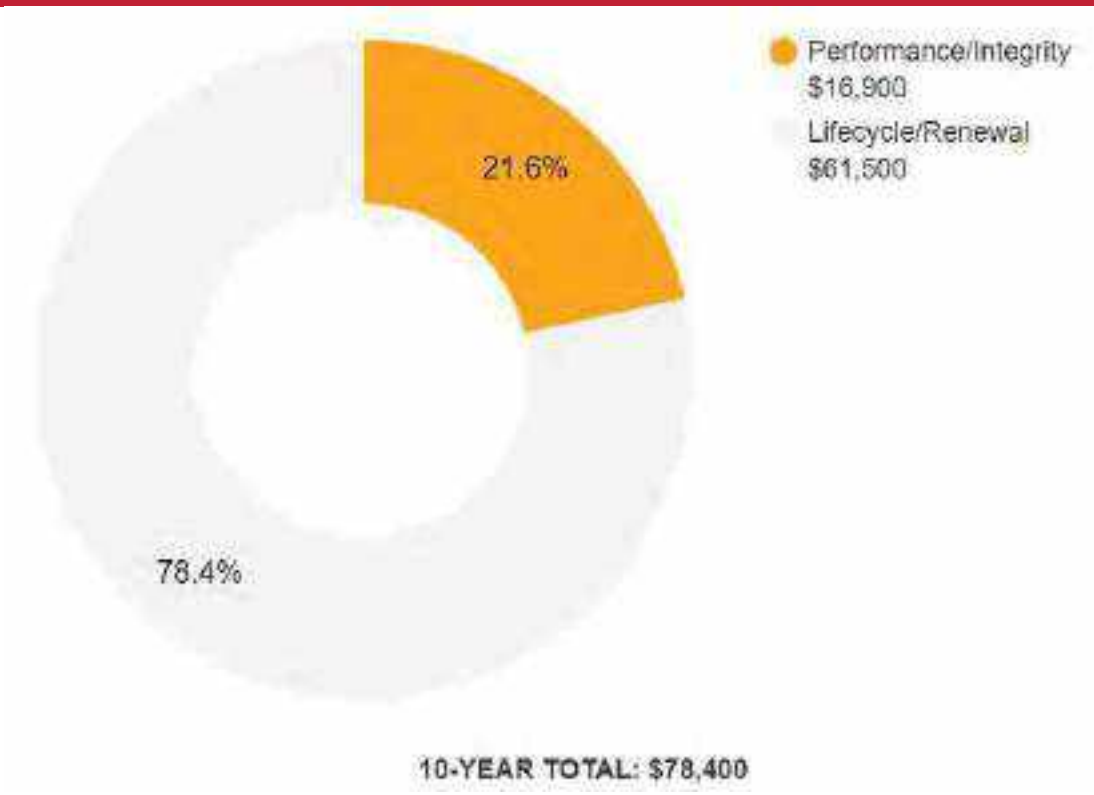
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.

Plan Type Descriptions

Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Ole Hammer Park Park

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $14,900

**$$$**$

The concrete sidewalks show signs of wear, with cracks and displaced sections posing potential tripping hazards. To enhance safety, it's recommended to consider replacing these affected areas. - AssetCALC ID: 7193376

Drinking Fountain in Poor condition.

Site
Ole Hammer Park Park Center

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

**$$**$$

The drinking fountain is aged and inoperable. - AssetCALC ID: 7193381

B-6. Playgrounds

Amenity B

Amenity Type	Playground		
Amenity Location	Park center		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Play Structure	Multipurpose, Small	2 EA	Fair
Play Structure	Multipurpose, Medium	1 EA	Fair
Playground Surfaces	Rubber, Chips 3" Depth	3000 SF	Fair / etc
Key Issues and Findings	Absence of lighting		

B-7. Volleyball Court

Amenity C			
Amenity Type	Athletic Courts		
Amenity Location	Park East or Park Front Elevation		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Playfield Surfaces	Sand, 3" Depth	3000 SF	Fair
Sports Apparatus	Volleyball, Net with Posts and Anchors	1 EA	Fair
Key Issues and Findings	Absence of lighting		

B-8. General Site

General Site			
Amenity Type	General SIte		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Drinking Fountain	Site	1 EA	Poor
Park Bench	Precast Concrete	2 EA	Fair
Campground Accessories	Grill, Pedestal-Style	2 EA	Fair
Picnic Table	Wood	2 EA	Fair
Picnic Table	Precast Concrete	3 EA	Fair
Trash Receptacle	Medium-Duty Metal	4 EA	Fair
Bollard	Plastic	2 EA	Fair
Backflow Preventer	Domestic Water	1 EA	Fair

General Site

Portable Toilet	Ancillary Building	1 EA	Fair
Fences and Gates	Fence, Metal Tube 6'	20 LF	Fair
Sidewalk	Concrete, Large Areas	10000 SF	Fair
Sidewalk	Concrete, Small Areas	500 SF	Poor
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Retention ponds		
Key Issues and Findings	Minor sidewalk cracking, absence of site lighting, malfunctioning drinking fountain		

C. Property Space Use and Observed Areas

Areas Observed

All key areas of the property were accessible and observed.

Key Spaces Not Observed

None.

D. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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.

Ole Hammer Park: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Playgrounds	2011	No	No
Volleyball Court	Unknown	No	No
General Site	1975	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

The facility was originally constructed in 1975. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended, as no potential accessibility issues were identified. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Ole Hammer Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The park contains no energy-consuming features, therefore no energy conservation analysis was performed.

H. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ole Hammer Park, 359 North Live Oak Avenue, Glendora, California 91741, 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.

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.

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

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

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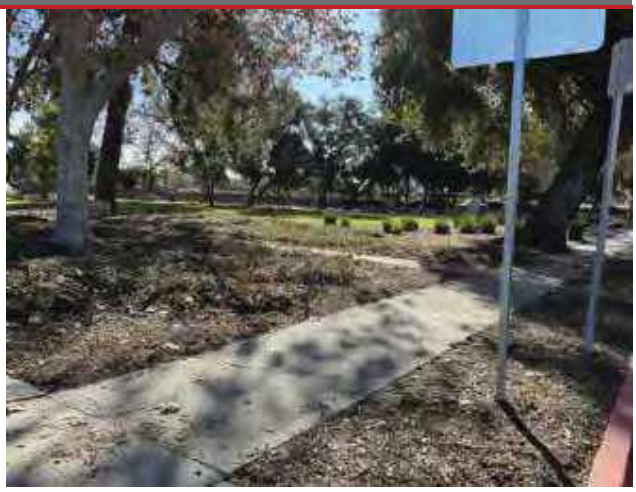
I. Appendices

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

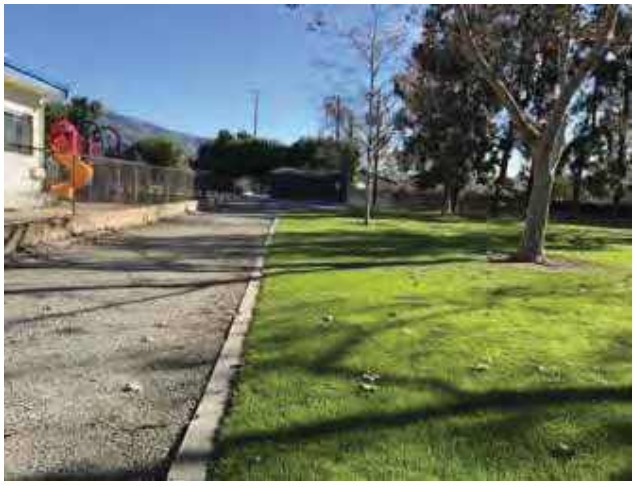
Appendix A:
Photographic Record

Photographic Overview

1 - PARK FRONT ELEVATION



2 - PARK LEFT ELEVATION



3 - PARK RIGHT ELEVATION

4 - DRINKING FOUNTAIN

5 - VOLLEYBALL COURT

6 - PLAYGROUND

Photographic Overview

7 - PARK BENCH

8 - PICNIC TABLE

9 – RENTAL RESTROOM

10 - BACKFLOW PREVENTER

11 - LANDSCAPING

12 - SIDEWALK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-031.379	Ole Hammer Park
Source	**On-Site Date**
Google	January 2-3, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ole Hammer Park

Name of person completing form: Michael Sledd

Title / Association w/ property: Assistant Director, Public Works / Oversee M+O

Length of time associated w/ property: 3yrs

Date Completed: 1/2/2024

Phone Number: (626) 224-3802

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: 1975	Renovated: 2011	
2	Building size in SF	73,325 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Playground; 2011		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None at this time		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?					
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ole Hammer Park

BV Project Number: 158691.23R000-031.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Public Restrooms

RESTROOM ACCESSORIES

TOILET STALL OVERVIEW

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		Rented port-a-potty provided, not accessible type
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?			X	
3	Does the lavatory faucet have compliant handles ?			X	
4	Is the plumbing piping under lavatories configured to protect against contact ?			X	
5	Are grab bars provided at compliant locations around the toilet ?			X	
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			✕	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?			✕	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

PLAYGROUND SURFACE

ACCESSIBLE ROUTE TO PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		X		Accessible surface does not extend to play equipment - poured play surface would provide accessibility
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Park Center	Poor	Drinking Fountain, Site	1	1	7193381
D2010	Park Front Elevation	Fair	Backflow Preventer, Domestic Water	1	16	7193362
Pedestrian Plazas & Walkways						
G2010	Park	Fair	Roadways, Signage, Guide & Directional	10	10	7193725
G2030	Park	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	7193376
G2030	Park	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	21	7193369
Athletic, Recreational & Playfield Areas						
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193378
G2050	Park Center	Fair	Play Structure, Multipurpose, Medium	1	11	7193366
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193365
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193375
G2050	Park Center	Good	Playground Surfaces, Rubber, Chips 3" Depth	3,000 SF	6	7198767
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193371
G2050	Volleyball Court	Fair	Playfield Surfaces, Sand, 3" Depth	3,000 SF	11	7198768
G2050	Park Front Elevation	Fair	Sports Apparatus, Volleyball, Net w/ Posts & Anchors	1	11	7193368
Sitework						
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193370
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193380
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193382
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193377
G2060	Park left Elevation	Fair	Fences & Gates, Fence, Metal Tube 6'	100 LF	21	7193373
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193367
G2060	Park Front Elevation	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7193385

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Park Front Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193379
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193384
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	9	7193364
G2060	Park left Elevation	Fair	Bollard, Plastic	2	16	7193383
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	6	7193361
G2060	Park left Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193374
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193363
G2080	Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	50,000 SF	5	7193677

Appendix F:
Replacement Reserves

Replacement Reserves Report

Ole Hammer Park

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Ole Hammer Park	$0	$1,073	$15,783	$0	$0	$36,563	$19,718	$0	$0	$1,165	$3,999	$110,586	$0	$0	$0	$46,356	$11,698	$0	$0	$0	$3,224	**$250,163**
Grand Total	**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Park Front Elevation	7193362	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Park Center	7193381	Drinking Fountain, Site, Replace	15	14	1	1	EA	$700.00	$1,041.39	$1,041		$1,041															$1,041					**$2,083**
G2010	Park	7193725	Roadways, Signage, Guide & Directional, Replace	20	10	10	10	EA	$200.00	$297.54	$2,975											$2,975											**$2,975**
G2030	Park	7193376	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	$20.00	$29.75	$14,877			$14,877																			**$14,877**
G2050	Park Front Elevation	7193368	Sports Apparatus, Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083										**$2,083**
G2050	Park left Elevation	7193378	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park left Elevation	7193375	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park Center	7198767	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	9	6	3000	SF	$3.50	$5.21	$15,621							$15,621															**$15,621**
G2050	Volleyball Court	7198768	Playfield Surfaces, Sand, 3" Depth, Replace	20	9	11	3000	SF	$0.80	$1.19	$3,570												$3,570										**$3,570**
G2050	Park Center	7193365	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2050	Park Center	7193366	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$29,754.00	$29,754												$29,754										**$29,754**
G2050	Park Center	7193371	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2060	Park Right Elevation	7193361	Picnic Table, Wood, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Park Right Elevation	7193364	Picnic Table, Wood, Replace	20	11	9	1	EA	$600.00	$892.62	$893										$893												**$893**
G2060	Park Center	7193384	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park Center	7193377	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park left Elevation	7193380	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193382	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193363	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193374	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193370	Trash Receptacle, Medium-Duty Metal , Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193367	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193379	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193385	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2060	Park left Elevation	7193383	Bollard, Plastic, Replace	30	14	16	2	EA	$500.00	$743.85	$1,488																	$1,488					**$1,488**
G2080	Landscaping	7193677	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	50000	SF	$0.40	$0.60	$29,754						$29,754											$29,754					**$59,508**
Totals, Unescalated												**$0**	**$1,041**	**$14,877**	**$0**	**$0**	**$31,539**	**$16,513**	**$0**	**$0**	**$893**	**$2,975**	**$79,889**	**$0**	**$0**	**$0**	**$29,754**	**$7,290**	**$0**	**$0**	**$0**	**$1,785**	**$186,558**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Appendix G:
Equipment Inventory

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7193362	D2010	**Backflow Preventer**	Domestic Water	2 IN	Ole Hammer Park	Park Front Elevation					002648	

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Transportation Center Building/Garage
410 East Dalton Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-033.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 13, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Office / Maintenance Garage
Number of Buildings	Two
Main Address	410 East Dalton Avenue, Glendora, California 91741
Site Developed	Transportation Center Building: 1995 Garage: 1995
Current Occupants	City of Glendora
Date(s) of Visit	December 13, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Transportation Center Building and Garage were constructed in 1995. No recent renovations have been done at the property.

Architectural

The roofing at both buildings is original. The point of contact has reported a history of roof leaks that are repaired as they occur. Evidence of roof leaks was observed in the garage through the interior ceiling tears. Roof replacement is recommended in the near reserve term. Little to no cracking was observed on the exterior walls. However, the walls are stained in multiple locations and are recommended for repainting. According to the point of contact, there are no issues with building movement or settlement. Due to the age of the building though, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of split system air conditioners and furnaces that are controlled by a programmable thermostat. The HVAC components are original and have aged extensively past their expected useful lives. Replacement with energy efficient units is recommended in the reserve term. The electrical system is controlled by a switchboard that also appears original. Domestic hot water is supplied by a gas storage tank water heater that was replaced in 2021 and is in good condition. Typical commercial plumbing fixtures are utilized in the restrooms. Fire suppression consists of fire extinguishers and nearby fire hydrants.

Site

There is an asphalt parking lot in the front and a concrete lot at the side of the Transportation Center Building. The asphalt and concrete pavement are in overall fair condition with little to no areas of cracking. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

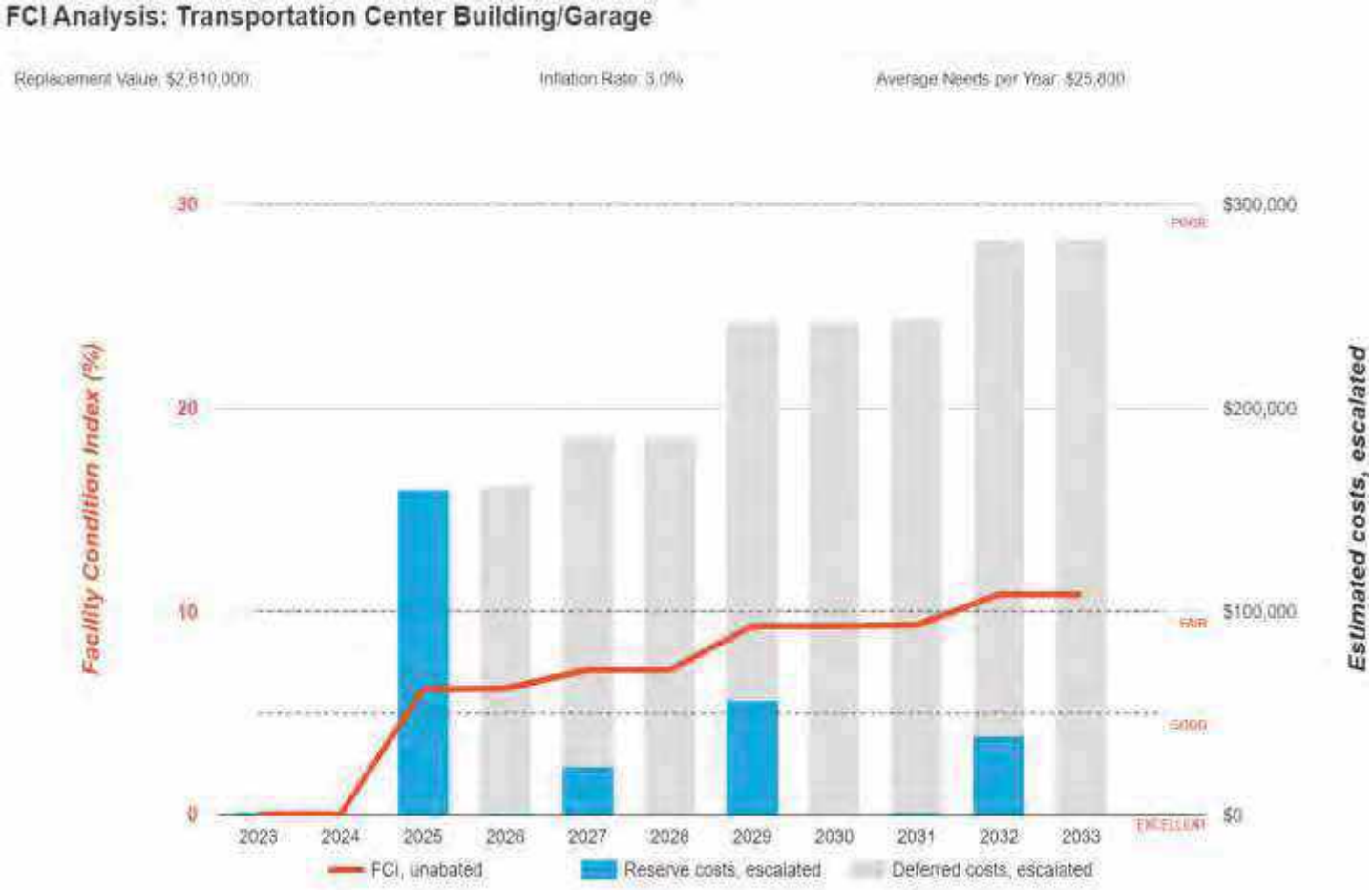
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Transportation Center Building/Garage / Garage (1995)	$375	1,090	$408,750	0.0%	11.2%	11.2%	15.6%
Transportation Center Building/Garage / Transportation Center Building (1995)	$700	3,256	$2,279,200	0.0%	5.1%	6.1%	8.8%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



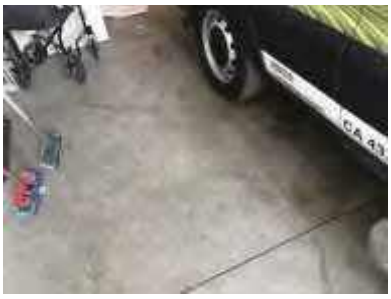
Immediate Needs

Facility/Building	Total Items	Total Cost
Transportation Center Building/Garage / Garage	1	$1,300
Total	**1**	**$1,300**

Garage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7169626	Transportation Center Building/Garage / Garage	Garage	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$1,300
Total (1 items)							**$1,300**

Key Findings



Structural Flooring/Decking in Poor condition.

Concrete
Garage Transportation Center Building/Garage Garage

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$$**$$

Isolated concrete floor cracking in garage - AssetCALC ID: 7169626

Roofing in Poor condition.

Clay/Concrete Tile
Garage Transportation Center Building/Garage Roof

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

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $33,100

**$$$**$

Roof is aged and has a history of leaks - AssetCALC ID: 7194313

Roofing in Poor condition.

Clay/Concrete Tile
Transportation Center Building Transportation Center Building/Garage Roof

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

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $98,800

$$$$

History of leaks. Roof is aged and deteriorated - AssetCALC ID: 7169657

Exterior Walls in Poor condition.

any painted surface
Transportation Center Building Transportation Center Building/Garage Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $10,300

**$$$**$

Walls are stained and need repainting. - AssetCALC ID: 7169650

Exterior Walls in Poor condition.

any painted surface
Garage Transportation Center Building/Garage
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Walls are stained and need repainting. - AssetCALC ID: 7169627

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Garage Transportation Center Building/Garage
Garage

Uniformat Code: C2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Ceiling tears caused by roof leaks - AssetCALC ID: 7169632

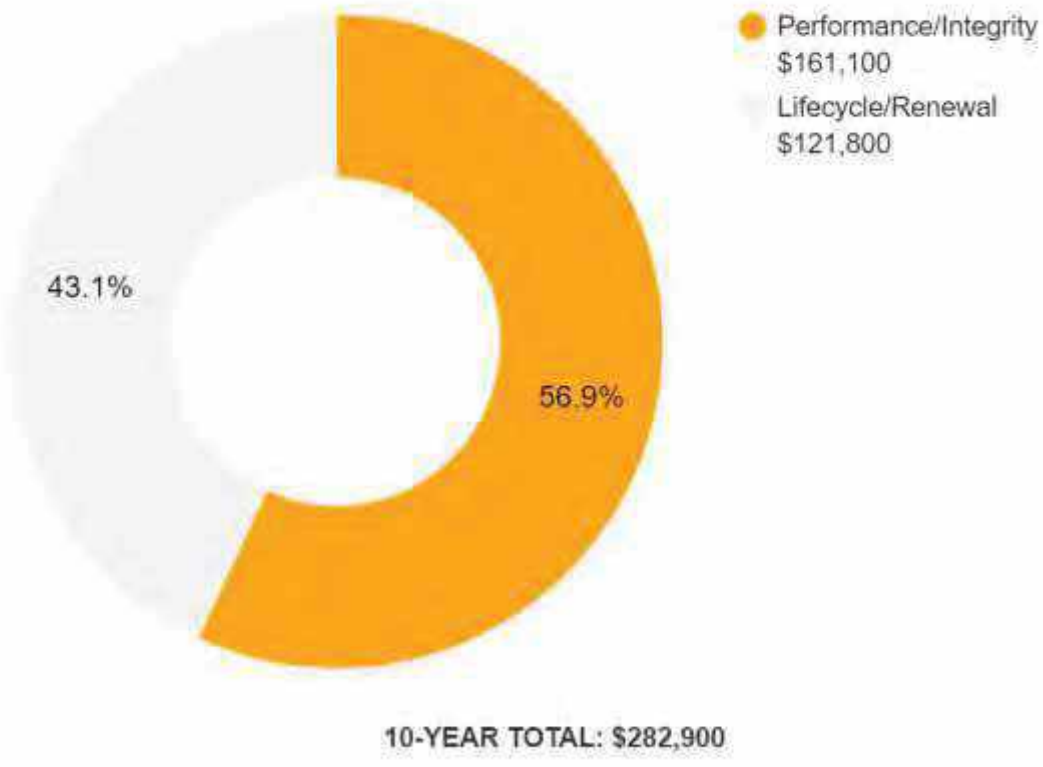
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Garage

Garage: Systems Summary		
Address	410 East Dalton Avenue, Glendora, California 91741	
Constructed/Renovated	1995	
Building Size	1,090 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Painted concrete and stone veneer	Poor
Roof	Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Garage: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: HPS Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Electric vehicle charger	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof is aged and leaky, stained exterior walls, interior ceiling tears, concrete floor cracking	

Garage: Systems 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
Structure	$1,300	-	-	-	-	$1,300
Facade	-	$6,400	-	-	$9,900	$16,300
Roofing	-	$35,100	-	-	-	$35,100
Interiors	-	$2,500	-	$8,200	$11,100	$21,800
Electrical	-	-	-	$2,000	$34,800	$36,700
Equipment & Furnishings	-	-	-	$7,800	-	$7,800
Site Utilities	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**$1,300**	**$44,000**	**-**	**$17,900**	**$56,900**	**$120,100**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Transportation Center Building/Garage Garage

3. Transportation Center Building

Transportation Center Building: Systems Summary

Address	410 East Dalton Avenue, Glendora, California 91741	
Constructed/Renovated	1995	
Building Size	3,256 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Painted concrete and stone veneer with vinyl windows	Poor
Roof	Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split systems and furnaces	Fair

Transportation Center Building: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, stained exterior walls	

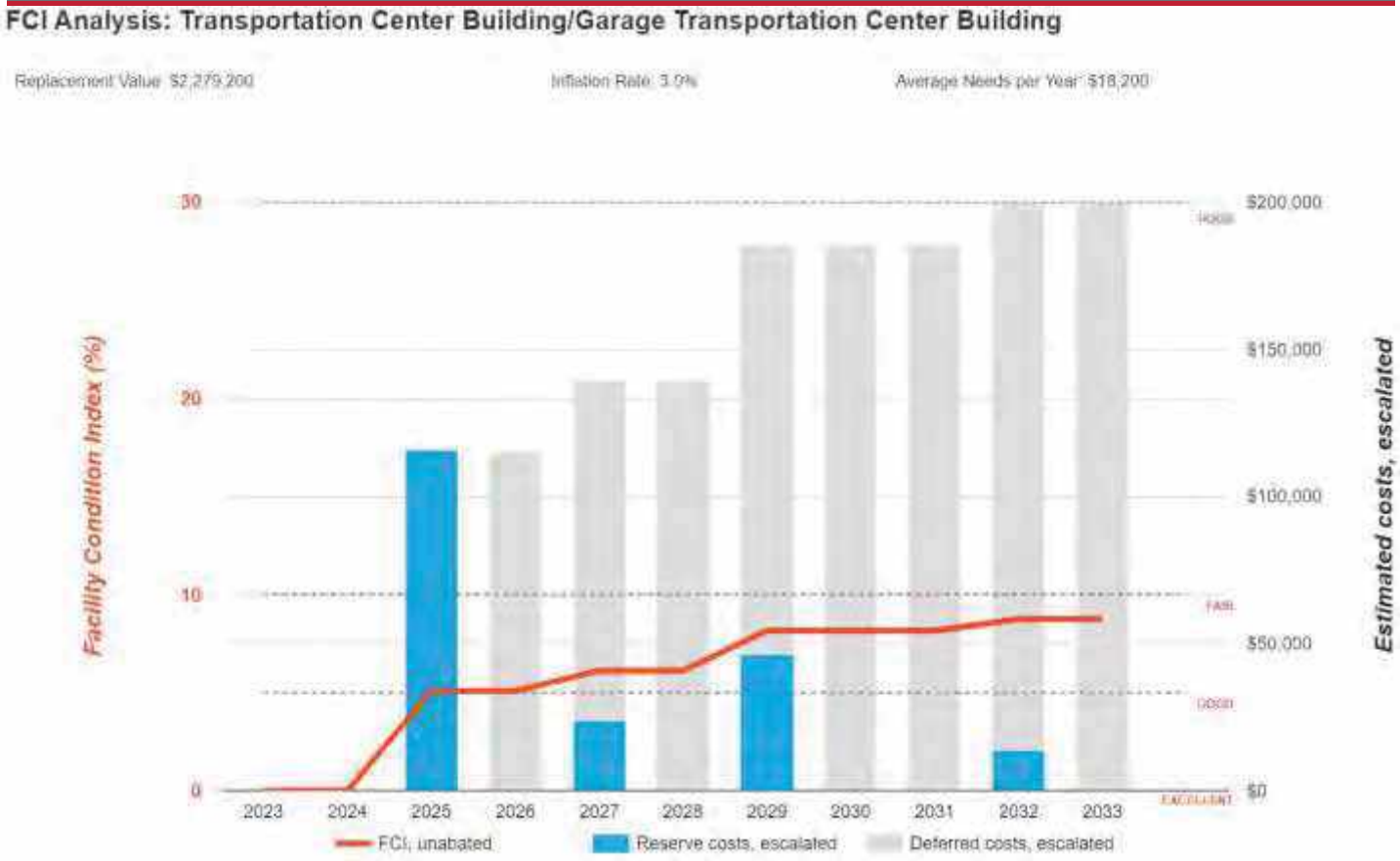
Transportation Center Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$10,900	-	-	$46,000	$56,900
Roofing	-	$104,800	-	-	-	$104,800
Interiors	-	-	-	$50,700	$94,900	$145,600
Plumbing	-	-	-	$1,600	$54,600	$56,100
HVAC	-	-	$23,800	-	$39,000	$62,800
Electrical	-	-	-	-	$188,700	$188,700
Equipment & Furnishings	-	-	-	$7,800	$15,400	$23,200
Site Utilities	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**-**	**$115,700**	**$23,800**	**$60,100**	**$439,800**	**$639,400**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary

Site Information		
Lot Size	0.40 acres (estimated)	
Parking Spaces	Twelve total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt and concrete lots with concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; CMU wall and metal tube fencing	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	No key issues observed	

Site: Systems 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
Fire Alarm & Electronic Systems	-	-	-	$17,500	-	$17,500
Site Pavement	-	-	$1,200	$1,400	$15,600	$18,200
Site Development	-	-	-	-	$31,100	$31,100
Site Utilities	-	-	-	-	$16,500	$16,500
TOTALS (3% inflation)	**-**	**-**	**$1,200**	**$18,800**	**$63,200**	**$83,200**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1995. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. 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.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

9. Energy Audit

The purpose of this Energy Audit is to provide Transportation Center Building/Garage with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one gas meter, and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Transportation Center Building/Garage. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$18,717 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$6,120 *(In Current Dollars)*
Net Effective ECM Payback	3.06 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Transportation Center Building/Garage

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Transportation Center Building	$23	$24	$47	$0	$47	20	0	0	4	2	0.10	$44	$0	$93	0.51	16.78	$742	10.00
	Attribute:	Replace 1x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 2.2 GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Transportation Center Building/Garage	$1,189	$1,619	$2,808	$0	$2,808	0	8,502	0	0	29	1.91	$2,537	$232	$2,769	1.01	11.77	$30,247	15.00
	Attribute:	Replace CFL (802.72x) ;HID (4x) ;Linear Fluorescent (30x) ;																			
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Restrooms	$229	$160	$389	$0	$389	0	0	0	11	0	0.00	$0	$0	$125	3.11	3.84	$1,103	15.00
	Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales																			
4	Title:	Upgrade Split Heating and Cooling System	Location: Transportation Center Building	$1,955	$11,077	$13,031	$0	$13,031	184	11,397	6	0	57	3.54	$3,813	$0	$3,813	3.42	4.02	$39,414	18.00
	Attribute:	Replace (1x) 30MBH Heating System With 80% AFUE Gas Fired -34MBH System; (1x) 30000Btuh R-22 Split System With 14EER Rated 30000Btuh System; (1x) 48MBH Heating System With 92% AFUE Gas Fired -45MBH System; (1x) 48000Btuh R-22 Split System With 14EER Rated 48000Btuh System;																			
		Totals for No/Low Cost Items		**$252**	**$184**	**$436**	**$0**	**$436**	**20**	**0**	**0**	**0**	**16**	**0.10**	**$44**	**$0**	**$218**	**2.00**			
		Total For Capital Cost		**$3,144**	**$12,696**	**$15,840**	**$0**	**$15,840**	**184**	**19,899**	**6**	**6**	**0**	**5.45**	**$6,350**	**$232**	**$6,582**	**2.41**			
		Interactive Savings Discount @ 10%							-20	-1,990	-1	-1	-2	-0.56	-$639	-$23	-$680				
		Total Contingency Expenses @ 15%				$2,441		$2,441													
Total for Improvements						**$18,717**	**$0**	**$18,717**	**183**	**17,909**	**6**	**6**	**14**	**5.00**	**$5,755**	**$209**	**$6,120**	**3.06**			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilot lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9

- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Transportation Center Building/Garage, 410 East Dalton Avenue, Glendora, California 91741, 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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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Appendix B:
Site Plan

Appendix C:
Pre-Survey Questionnaire

CLIENT DELIVERY, PLEASE INSERT

PRE-SURVEY QUESTIONNAIRE

Appendix D:
Accessibility Review and Photos

CLIENT DELIVERY, PLEASE INSERT
ADA CHECKLISTS/MATRICES AS UPLOADED TO P: DRIVE

Appendix E:
Component Condition Report

CLIENT DELIVERY, PLEASE INSERT

COMPONENT CONDITION REPORT

Appendix F:
Replacement Reserves

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REPLACEMENT RESERVES

Appendix G:
Equipment Inventory List

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EQUIPMENT INVENTORY LIST

EQUIPMENT INVENTORY LIST (CLIENT DELIVERY INSTRUCTIONS)

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017 SERVICE CODES: delete this appendix

Appendix H:
Energy Conservation Measures Calculations

CLIENT DELIVERY, PLEASE INSERT
ECM WORKSHEETS HERE

Appendix I:
Lighting System Schedule

CLIENT DELIVERY, PLEASE INSERT

LIGHTING SYSTEM SCHEDULE

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

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Executive Summary Examples:

Example 1 (various):

Historical Summary

(STRAIGHTFORWARD EXAMPLE): The high school campus was originally constructed in 1977 and the gymnasium building was added in 2006. The original buildings were completely renovated at the time of the gymnasium construction.

Architectural

(STRAIGHTFORWARD EXAMPLE): The original buildings were completely renovated at the time of the gymnasium construction, including the exterior and interior finishes, as well as complete roof and window replacement. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

(SLIGHTLY MORE ROBUST EXAMPLE): The three-story office building was constructed in 1987. The stucco façade was refinished in 2012 while the windows, storefront glazing, and roof are original. The roof membrane shows signs of significant wear, with evidence of leakage throughout the top floor, and requires replacement. The interior finishes have been regularly replaced during tenant change-overs and are generally the responsibility of the tenants. The lobby finishes are dated and budgeted for replacement.

The neighboring fire station was recently constructed in 2008. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

(STRAIGHTFORWARD EXAMPLE): Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. Some HVAC and plumbing components such as pump motors and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

(COMPLICATED/HISTORICAL EXAMPLE): The original portion of the campus was supplied by steam generated from a dedicated central plant in the early 1960's. That plant was abandoned in 1992 when most HVAC systems were converted over to packaged rooftop units, with much-needed cooling capability provided. These RTU's are reportedly still functioning well but are nearing the end of their lifecycle. The newer buildings, Washington Hall (1997) and Jefferson Hall (1999), are served by local boiler and chiller plants feeding air handlers and VAV's. Major component replacements for those buildings are budgeted in the long term.

Although the HVAC systems of the older buildings were renovated in 1992 (per above), the rest of the MEPF infrastructure in those buildings has not; the electrical and (galvanized iron) plumbing systems are original and in dire need of replacement. In addition, these buildings lack fire suppression systems, and although each building is likely 'grandfathered' a full fire sprinkler system retrofit for each is highly recommended.

Site

(GENERALLY KEEP SITE SIMPLE): The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The west parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The playgrounds and sport courts are generally in good condition.

Example 2 (portfolio: credit unions… VERY THOROUGH & ROBUST):

Historical Summary: The credit union facilities consist of a combination of single-story and multi-story branches and administrative offices. The facilities were constructed between 1960 and 2014. The majority of the older facilities have undergone partial or complete renovations since construction or acquisition.

Architectural: Almost all facilities consist of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Evidence of structural settlement was observed at the Redmond branch, which is potentially related to fuel-contaminated soil. The exterior envelope systems and components were observed to be performing adequately at the majority of the small-branch sites. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weatherstripping, and other deficiencies, were primarily observed at the older multi-story facilities. Additional studies as well as budgetary costs for repairs have been provided to address these issues. Interior finishes vary in age, and have been well maintained throughout the facilities. Finishes have been replaced as needed, and are anticipated for lifecycle replacement based on useful life and normal wear.

MEPF: The HVAC equipment varies in age throughout the sites. Individual systems, such as split-system furnaces and condensing units, as well as rooftop packaged units, are replaced as needed. The older, multi-story facilities mainly consist of central systems with water-source heat pumps or VAV units. These systems are generally older and are comprised of original equipment or components that are exceedingly aged. Climate control within both the smaller branch banks and larger branch/office buildings is reported to be oftentimes challenging. HVAC renovations, which include upgrade of antiquated and/or undersized equipment, are recommended for a significant portion of the facilities to improve comfort within the interior spaces.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The domestic water service within the downtown facility is antiquated, with evidence of leaks observed at the domestic piping. The domestic hot water service at the downtown facility consists of original equipment and is inadequate. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated within the older facilities.

Electrical service equipment and systems are original for the majority of the facilities and are anticipated for lifecycle replacement within the older facilities. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and some facilities lack strobes, pull stations, illuminated exit signs, emergency lighting, and other modern life safety devices. The fire alarm systems at Edmonds, Mukilteo, Everett, and Kent are very limited or nonexistent. Building wide fire suppression (sprinkler) systems were observed within the multi-story facilities only. Fire suppression is provided to the small branch banks by fire extinguishers and on-site fire hydrants. It is recommended that the bank branch buildings be retrofit with sprinkler systems for life-safety system modernization. The elevator machinery and controls within the Pacific Avenue and Downtown buildings are original to construction and should be considered for modernization in the near future.

Site: In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency. A section of sanitary sewer line at Bothell is problematic and requires an additional study and repairs. An additional study and repairs are also required at the Edmonds branch related to the soil contamination and associated building settlement.

Recommended Additional Studies: 10 - Downtown: The POC identified locations of active wall leaks throughout the interior spaces. These leaks appear to be related to moisture penetration at the exterior concrete walls. Additionally, there is an active roof leak within the 1st floor executive conference room, which appears to be related to issues with the built-in gutter system. 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. A budgetary cost allowance for associated repairs is also included.

14 - Edmonds: According to Point of Contact, there has been an issue with fuel oil contamination in the soil on the property due to a previous gas station or bus barn. There has been litigation and oil sampling which is due to expire. Currently there are two soil sample hole patches that have failed and are lifting due to possible soil water saturation. There is also a foundation settlement issue which is potentially related to the fuel-saturated soil. 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. A budgetary cost allowance for associated repairs is also included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included

Example 3 (campus: country club):

Historical Summary: The facility was original constructed in 1948 and was renovated in 2007. The fitness center was constructed in 2007 during the renovation of the original buildings and site.

Architectural: The buildings consist of wood framed construction on concrete slabs. The majority of the interior and exterior building components were replaced during the 2007 renovation. Renovations to the clubhouse kitchen and dining areas were performed in 2015. The exterior enclosures consist of painted wood siding, aluminum windows and main entry doors, and steel service doors. Roofs primarily consists of hip asphalt shingle assemblies, with flat modified bitumen and single-ply roofs at mechanical well locations. Standing water and deteriorated plywood siding were observed at the upper mechanical well roof of the Fitness Center. The majority of the interior finishes and fixtures were replaced in 2007 and are anticipated for lifecycle replacement. Renovation of the locker room interiors is anticipated for spring of 2019.

MEPF: The majority of the MEPF systems and components are original to the 2007 renovation and construction. Heating and cooling are provided by rooftop packaged units and split system furnaces and condensing units. There is an unsupported natural gas line at the packaged unit located at the upper mechanical well roof of the Fitness Center. Domestic hot water is provided by local domestic water heaters, a portion of which have been replaced since construction. A main switchboard located within the Pool Pump House distributes power to local main distribution panels located in each building. Buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF and pool equipment is anticipated.

Site: The site consists of both paved and unpaved parking areas. The asphalt paved parking lots and driveways have areas of surface cracking and heavy weathering throughout. The asphalt sidewalks are heavily deteriorated, with significant areas of cracking and uneven pavement. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps. Isolated areas of the concrete pool decking are cracked and spalled. The mortar joints at the pool copings are deteriorated and separating. The concrete bleachers at Pool 1 are heavily deteriorated.

Example 4 (campus: country club):

Historical Summary: The Old House was originally a farmhouse built in 1936 and the facility was converted to a country club with a golf course when the Main Clubhouse was constructed in 1956. The golf and tennis pro shops were erected during the 1970's and the fitness center and maintenance building were recently added in 2001 during a significant renovation of the entire facility.

Architectural: Short term recommendations include replacement of the original antiquated windows at the Old House and replacements of the aged and leaky roofs at the Old House as well as the tennis and golf pro shops. In the basement of the Main Clubhouse, there are water intrusion issues and associated rusting of steel joists and metal decking that need to be further investigated and addressed. The warped and dry-rotted wood window and door trim of the Main Clubhouse should also be replaced. For all the buildings, typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

MEPF: The MEPF systems and infrastructure vary significantly in age; while some components were replaced and upgraded during the 2001 renovations, many remain older, with some still original to the construction dates of each building. Most boilers, furnaces, rooftop units, and split systems are dated 1990 and newer, but many air handlers are older and are in need of refurbishment or replacement. Most piping is original, and the 1970 galvanized iron found in the Golf Pro Shop is particularly concerning and recommended for replacement. The facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant shortcoming being the lack of emergency power. Since management reports occasional outages, installation of an emergency generator is recommended. With the exception of the Main Clubhouse and Fitness Center, all other buildings would benefit from a refresh of the fire alarm systems in addition to fire suppression system retrofits (currently lacking).

Site: As an active country club facility renovated in 2001, most of the pavement and site features range from good to fair condition, generally correlating with age. There are limited areas of paving exhibiting extensive cracking, with the worst areas in the service yard, within the dumpster area, and along some of the concrete golf course paths. The chain link fencing throughout the golf course has numerous failing sections. In terms of accessibility upgrades, the site stairs and ramp serving the Main Clubhouse appear to require an update to achieve compliance.

Example 5 (campus: senior residential… VERY THOROUGH & ROBUST):

Historical Summary: The site was developed as a senior residential community around 1963. Three of the original casita buildings remain from the original development. In the 2000's a major improvement project was initiated, during which the large multi-resident buildings were constructed, including the 1000, 5000 and 6000 independent living buildings, the 7000 assisted living building, and the 8000 skilled nursing building. The other large multi-resident building, 3000, was built circa the 1990's. Improvements to the clubhouse/administration buildings and the Pavilion were also undertaken in the 2000's. The Yoshi Center is the newest building, dating from 2013. This historical information was obtained from the Maricopa County Assessor's records and from historical aerial photographs in addition to information provided by property management.

Architectural: As the majority of the buildings are fifteen years old or newer, few components in these buildings have required replacement. Excellent maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The older buildings have been well maintained, with components and finishes replaced regularly as needed. Roofs on the older and newer buildings have been recoated with a reflective foam coating within recent years except for 5000 and 6000; on 6000, the cap sheet is wearing, and roof coating will be required in the short term. Most exterior and interior finishes are in better condition than would be expected for their ages. The windows on the 3000 building are older aluminum-clad wood and are separating, binding, and hard to close; some have been replaced, but the rest will require replacement in the short term. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The cost tables include common area building items only; finishes and building components within resident rooms, and site improvements other than the pool, were excluded from this assessment.

MEPF: The HVAC systems generally consist of rooftop package units or split systems, with auxiliary systems that include ductless split systems, rooftop exhaust fans, and evaporative coolers. The 8000 building has a central cooling system with two rooftop chillers. The chillers were included in this assessment, and were reported to have had some pipe leaks, as well as having had the system controls and two circulating pumps replaced. The other HVAC equipment was not evaluated during this assessment.

The electrical systems in the older buildings were replaced in the early 2000's, as evidenced by manufacture dates on the electrical panels, and the building electrical systems appeared to be overall in fair condition. Although most of the elevators are not excessively aged, they reportedly require weekly service calls. Bureau Veritas recommends an elevator consultant be retained to evaluate the elevators to determine the source of problems and recommend further repairs or replacement. The elevator cab finishes appear to be generally in fair condition, except that the interior cab panels in the 7000 building elevators are scratched.

Plumbing systems generally consist of copper supply piping and cast iron waste pipe. The 3000 building reportedly has PVC/ABS piping. Both electric and natural gas water heaters are present, and most water heaters had a manufacture date of 2011 or later. The casita buildings reportedly have galvanized water supply piping and cast iron waste piping, and there are some problems with leaking supply pipes and clogged drain lines. Due to the age and condition of the plumbing systems in these older buildings, replacement is recommended. No other major issues were observed or reported.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site: Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. The swimming pool however is about 25 years old and is deteriorating, with persistent problems of crumbling plaster, and replacement is recommended.

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Finkbiner Park Rotary Scout Hut/Youth Center
435 and 437 East Dalton Avenue
Glendora, California 91741

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Recreation
Number of Buildings	Two
Main Address	435 and 437 East Dalton Avenue, Glendora, California 91741
Site Developed	Rotary Scout Hut: 1965 Youth Center: 1965
Current Occupants	City of Glendora
Date(s) of Visit	December 14, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Finkbiner Park Rotary Scout Hut and Youth Center buildings were originally constructed in 1965.

Architectural

The roofs of the Rotary Scout Hut and Youth Center are both sloped and have asphalt shingle finishes. There are no reported or observed roof leaks at the Rotary Scout Hut. The Youth Center has had roof leaks in the past, but they have since been repaired. The roof fascia has also been weathered and deteriorated. Roof replacement is recommended in the reserve term. The exterior walls of the Rotary Scout Hut exhibited little to no areas of cracking. The Youth Center exterior walls appear to be painted regularly. However, Isolated areas of brick cracking and a hole exposing wiring were observed on the brick veneer walls. Repair of the damaged areas is recommended. Minor stucco cracking near the windows was also observed and recommended for repair as part of the routine maintenance program. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis and appear to be regularly maintained. At the Youth Center, the ceiling tiles in the kitchen area have been damaged by roof leaks. Typical lifecycle based interior and exterior finish replacements are anticipated and budgeted in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Both buildings are conditioned by split systems. The Youth Center HVAC system also consists of a packaged unit and thru-wall air conditioners. The HVAC components are all mostly aged but still functioning. One of the thru-wall air conditioners has damaged fins and is recommended for replacement. According to the point of contact, programmable thermostats are used at both buildings.

The electrical system is controlled by main distribution panels located in each building. Lighting in the Youth Center was upgraded with LED fixtures.

Domestic hot water is supplied by gas storage tank water heaters. The water heater in the Scout Hut appears to have been replaced in 2018, and the unit at the Youth Center was installed in 2001. Replacement for both water heaters is expected in the reserve term. Typical commercial plumbing fixtures are utilized in the restrooms.

Fire suppression consists of fire extinguishers and nearby fire hydrants. Smoke detectors are used in both buildings.

Site

Site elements for Rotary Scout Hut and Youth Center were assessed as part of the Finkbiner Park Facilities report (158691.23R000.014.379).

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

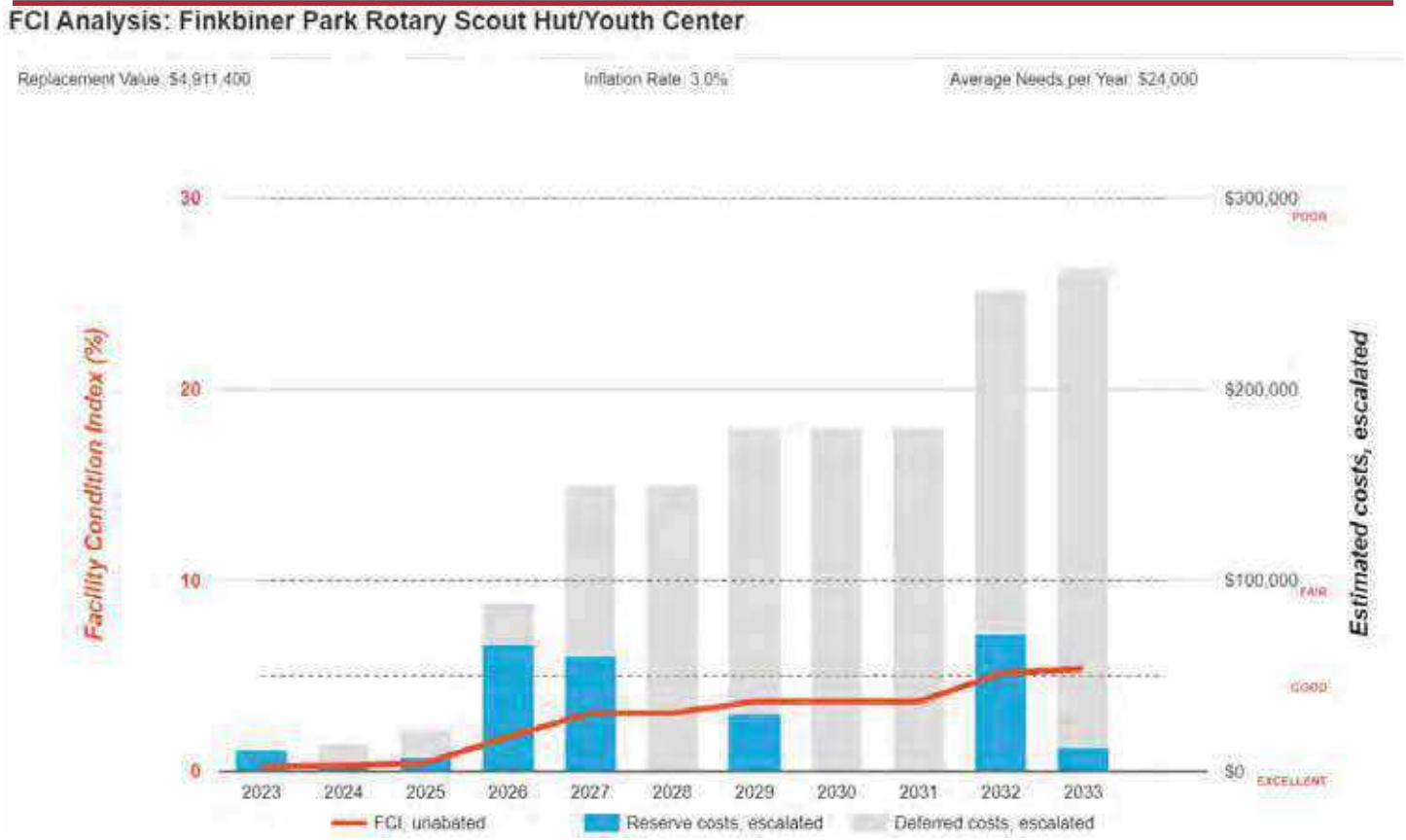
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut (1965)	$650	2,956	$1,921,400	0.0%	1.3%	1.3%	4.1%
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center (1965)	$650	4,600	$2,990,000	0.4%	2.1%	4.1%	6.2%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	1	$11,200
Total	**1**	**$11,200**

Youth Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7203644	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Youth Center	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$11,200
Total (1 items)							**$11,200**

Key Findings

Exterior Walls in Poor condition.

Brick
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Minor brick cracking and an opening that needs to be covered - AssetCALC ID: 7181081

Roofing in Poor condition.

any type, Repairs per Man-Day
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

The roof fascia is weathered and deteriorated. Repair/replacement recommended. - AssetCALC ID: 7181066

Air Conditioner in Poor condition.

Window/Thru-Wall
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

**$$**$$

The air conditioner has deteriorated, and the fins are damaged - AssetCALC ID: 7181095

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Kitchen

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Ceiling leak in kitchen. Tiles are falling off - AssetCALC ID: 7181069

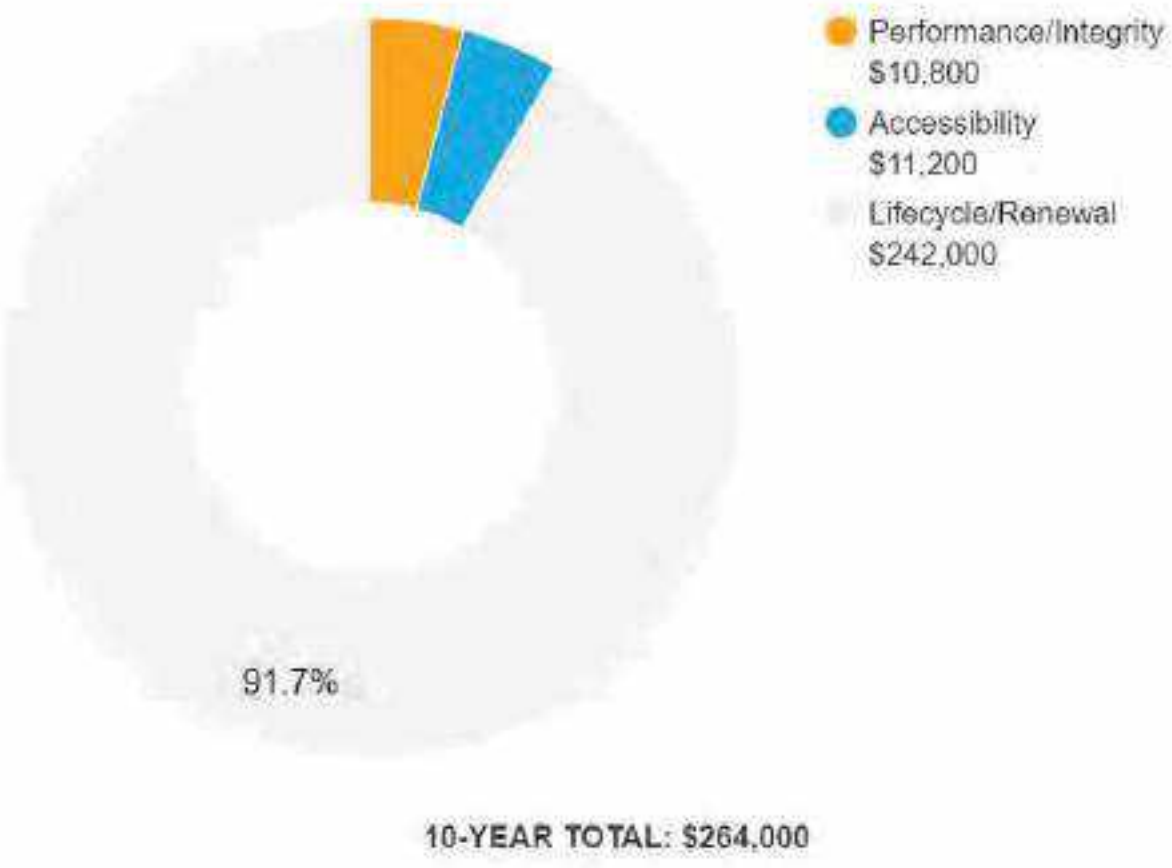
Plan Types

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.

Plan Type Descriptions		
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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Descriptions

Plan Type Distribution (by Cost)



2. Rotary Scout Hut

Rotary Scout Hut: Systems Summary

Address	435 and 437 East Dalton Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	2,956 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater Toilets and sinks in restrooms	Fair
HVAC	Individual split systems and furnaces	Fair

Rotary Scout Hut: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed at time of assessment.	

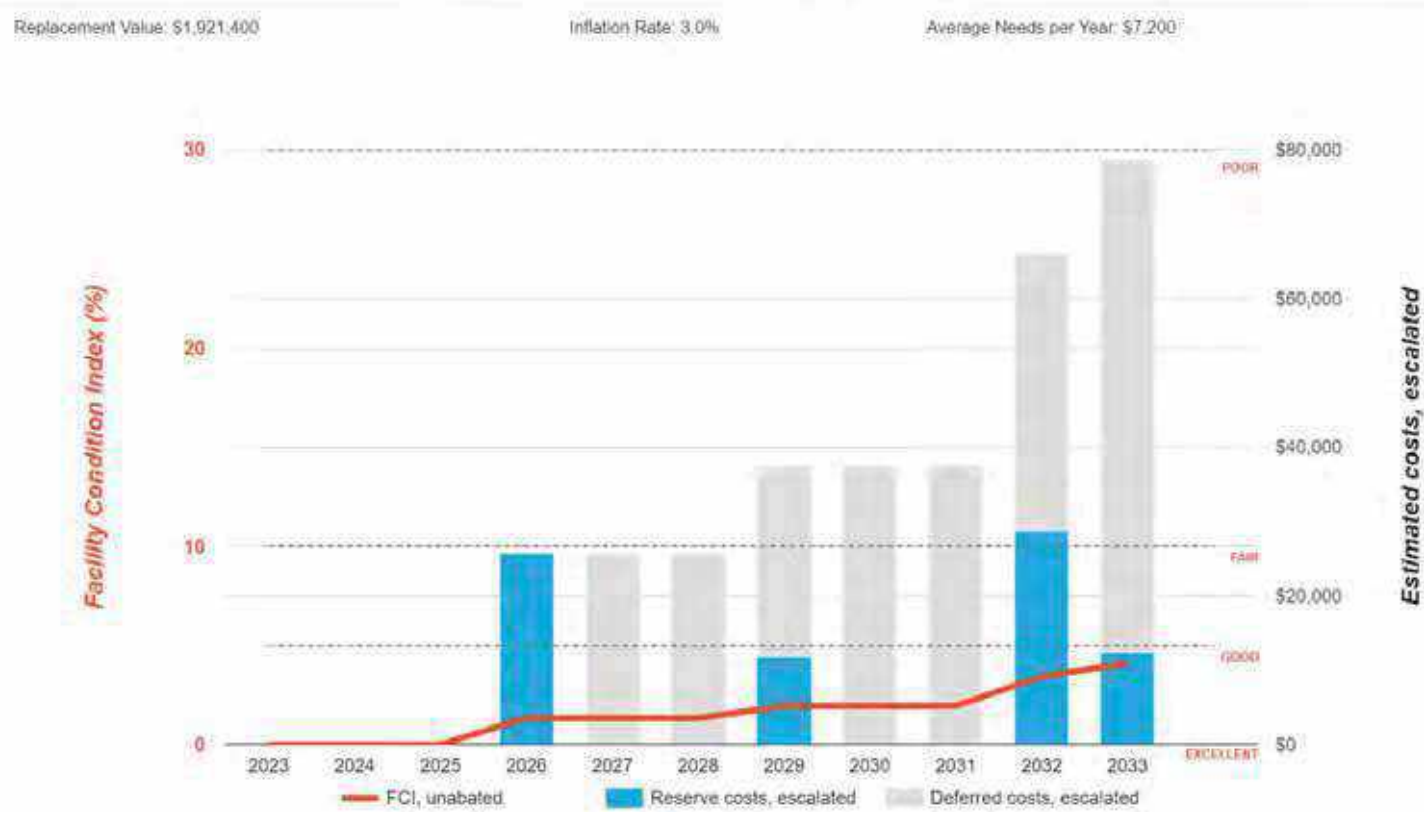
Rotary Scout Hut: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$11,900	$11,900
Roofing	-	-	-	-	$27,800	$27,800
Interiors	-	-	-	$40,500	$39,200	$79,700
Plumbing	-	-	-	-	$82,600	$82,600
HVAC	-	-	$25,700	-	$40,000	$65,700
Electrical	-	-	-	$12,400	$109,200	$121,600
Equipment & Furnishings	-	-	-	-	$12,400	$12,400
TOTALS (3%	-	-	**$25,700**	**$52,900**	**$323,100**	**$401,700**

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Rotary Scout Hut/Youth Center Rotary Scout Hut



3. Youth Center

Youth Center: Systems Summary

Address	435 and 437 East Dalton Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	4,600 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Exposed brick and stucco with aluminum and vinyl windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and brick Floors: Vinyl sheeting Ceilings: ACT, wood	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater Toilets, urinals, and sinks in restrooms	Fair

Youth Center: Systems Summary

HVAC	Individual split systems, packaged unit Supplemental: thru-wall air conditioners	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof fascia deterioration, exterior brick cracking, damaged ceiling tiles, deteriorated thru-wall air conditioner	

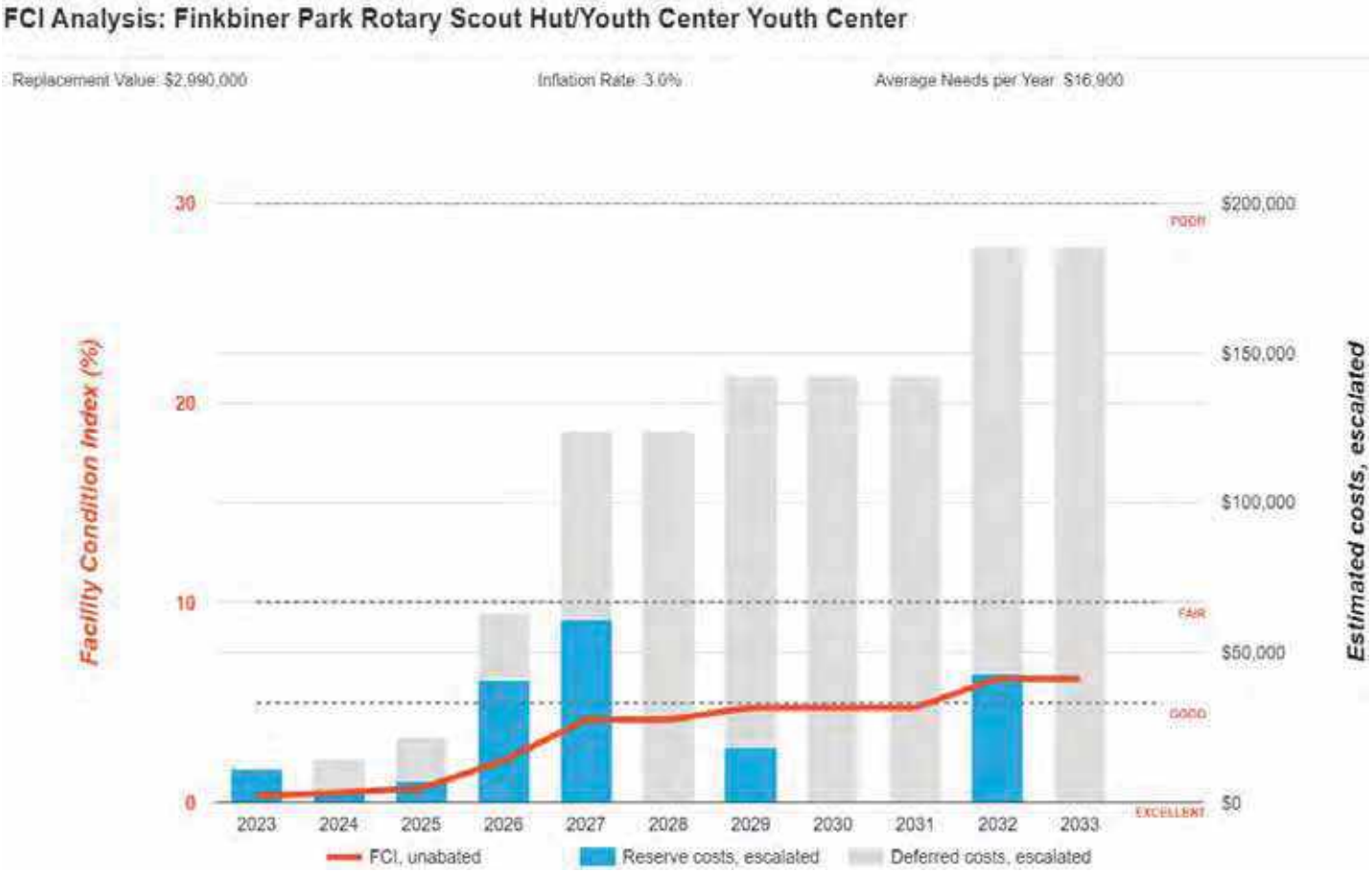
Youth Center: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,800	-	-	$28,400	$30,200
Roofing	-	$1,700	$35,100	-	-	$36,800
Interiors	-	$2,800	-	$59,100	$134,700	$196,600
Plumbing	-	-	$20,900	$2,300	$61,600	$84,900
HVAC	-	$4,600	$45,800	-	$70,000	$120,400
Electrical	-	-	-	-	$25,700	$25,700
Equipment & Furnishings	-	-	-	-	$12,400	$12,400
Site Utilities	-	-	-	-	$2,500	$2,500
Accessibility	$11,200	-	-	-	-	$11,200
TOTALS (3% inflation)	**$11,200**	**$10,800**	**$101,900**	**$61,500**	**$335,200**	**$520,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary

Site Information

Lot Size	0.56 acres (estimated)	
Parking Spaces	57 total spaces all in open lots; one of which is accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
Site Development	Building mounted signage	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Issues addressed in Finkbiner Park Facilities report (158691.23R000-014.379)	

Note: Site assets collected as part of Finkbiner Park Facilities report (158691.23R000-014.379)

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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.

7. 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.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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 *effecti e 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.

9. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Rotary Scout Hut/Youth Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from two electric meters, two gas meters, and two water meters.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Two
Number of gas meters observed	Two
Number of domestic water meter observed	Two

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Rotary Scout Hut/Youth Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated five Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$33,235 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$6,854 *n Current ollars*
Net Effective ECM Payback	4.85 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Rotary Scout Hut/Youth Center

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(MMBtu)	(MtCO2/Yr)	($)	($)	($)	(Yrs)		($)	(Yrs)
1	Title	Install Low Flow Faucet Aerators	Location: Rotary Scout Hut	$23	$24	$47	$0	$47	28	0	0	6	3	0.15	$63	$0	$133	0.35	24.10	$1,097	10.00
	Attribute	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
2	Title	Install Low Flow Faucet Aerators	Location: Youth Center	$31	$32	$63	$0	$63	28	0	0	7	3	0.15	$63	$0	$142	0.44	19.25	$1,145	10.00
	Attribute	Replace 4x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
3	Title	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Finkbiner Park Rotary Scout Hut/Youth Center	$863	$641	$1,504	$0	$1,504	0	5,577	2	0	0	0.58	$766	$90	$801	1.88	8.41	$8,688	15.00
	Attribute	Replace Linear Fluorescent (27x)																			
4	Title	Retrofit Flush Tank Toilets to Dual Flush	Location: Youth Center	$344	$72	$416	$0	$416	0	0	0	13	0	0.00	$0	$0	$167	2.49	5.97	$2,084	20.00
	Attribute	Retrofit 3x 1.6GPF toilets to dual-flush																			
5	Title	Install Low Flow Tankless Restroom Fixtures	Location: Rotary Scout Hut	$229	$160	$389	$0	$389	0	0	0	13	0	0.00	$0	$0	$148	2.67	4.47	$1,352	15.00
	Attribute	Retrofit 2x, 1.6 GPF toilets with dual-flush flush valves																			
6	Title	Replace Existing Air Conditioners with Energy Star Air Conditioners	Location: Rotary Scout Hut/Youth Center	$3,957	$22,424	$26,382	$0	$26,382	0	19,699	11	0	67	4.43	$5,874	$294	$6,167	4.28	2.19	$47,243	15.00
	Attribute	Replace 2x 48000Btuh Cooling Unit with 2x Split System-48000 Unit; 2x 60000Btuh Cooling Unit with 2x Split System-60000 Unit;																			
		Totals for No/Low Cost Items		$627	$288	$915	$0	$915	58	0	0	0	41	0.30	$126	$0	$567	1.58			
		Total For Capital Cost		$4,520	$23,065	$27,585	$0	$27,585	0	22,261	12	12	0	5.01	$6,643	$303	$7,028	3.86			
		Interactive Savings Discount @ 10%							-6	-2,226	-1	-1	-4	-0.53	-$677	-$39	-$762				
		Total Contingency Expenses @ 10%				$4,335		$4,335													
Total for Improvements						$33,235	$0	$33,235	51	20,035	11	11	37	4.77	$6,092	$347	$6,854	4.85			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilots lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Rotary Scout Hut/Youth Center, 435 and 437 East Dalton Avenue, Glendora, California 91741, 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 an 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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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - ROTARY SCOUT HUT FRONT ELEVATION

2 - ROTARY SCOUT HUT LEFT ELEVATION

3 - ROTARY SCOUT HUT REAR ELEVATION

4 - ROTARY SCOUT HUT RIGHT ELEVATION

5 - YOUTH CENTER FRONT ELEVATION

6 - YOUTH CENTER LEFT ELEVATION

Photographic Overview

7 - YOUTH CENTER REAR ELEVATION

8 - YOUTH CENTER RIGHT ELEVATION

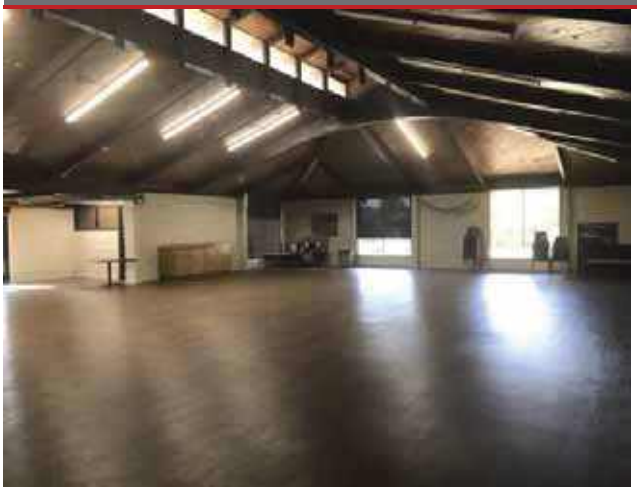
9 - YOUTH CENTER BUILDING STRUCTURE

10 - SLOPED ASPHALT SHINGLE ROOFING

11 - SCOUT HUT COMMUNITY ROOM

12 - SCOUT HUT COMMON AREA KITCHEN

Photographic Overview



13 - YOUTH CENTER COMMUNITY ROOM

14 - YOUTH CENTER KITCHEN AREA

15 - YOUTH CENTER STORAGE ROOM

16 - SCOUT HUT COMMON RESTROOM

17 - YOUTH CENTER COMMON RESTROOM

18 - SCOUT HUT WATER HEATER

Photographic Overview

19 - YOUTH CENTER WATER HEATER

20 - SPLIT SYSTEM AIR CONDITIONER

21 - THRU-WALL AIR CONDITIONER

22 - HVAC CONTROLS PROGRAMMABLE THERMOSTAT

23 - SCOUT HUT DISTRIBUTION PANEL

24 - YOUTH CENTER DISTRIBUTION PANEL

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-034.379	Finkbiner Park Rotary Scout Hut/Youth Center
Source	**On-Site Date**
Google	December 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Finkbiner Park Rotary Scout Hut/Youth Center
Name of person completing form:	Ryan Hacecky
Title / Association w/ property:	Facilities Maintenance Supervisor
Length of time associated w/ property:	2 years
Date Completed:	12/14/2023
Phone Number:	626.672.6306
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: 0	Renovated: 0	Youth Center built in 1965
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC is old in Youth Center		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Leaks in Youth Center. Have since been repaired.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Rotary Scout Hut/Youth Center

BV Project Number: 158691.23R000-034.379

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?		X		Cracking at ADA space observed

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		No accessible toilets in Youth Center
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		Not in Youth Center
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		Not in Youth Center

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		Not in Youth Center
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW

OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	35 SF	1	7181081
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	16	7181094
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	2	16	7181088
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	7181089
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	21	7181084
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	1	7181066
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,520 SF	4	7181096
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	21	7181091
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	14	7181097
C1070	Kitchen	Poor	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	2	7181069
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,900 SF	6	7181072
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	3,000 SF	9	7181067
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	3,000 SF	15	7203642
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	7181075
D2010	Restrooms	Fair	Urinal, Standard	1	16	7181079
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,600 SF	21	7181073
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	11	7181093
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	16	7181090
D2010	Utility closet	Fair	Water Heater, Gas, High-Efficiency Condensing Style	1	4	7181071
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	7181087
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	16	7181082
HVAC						
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	1	4	7181068
D3030	Throughout building	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7181077
D3030	Building exterior	Poor	Air Conditioner, Window/Thru-Wall	1	2	7181095
D3030	Throughout building	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7181076
D3050	Throughout building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	3	7181085
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	4,600 SF	15	7202252
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,600 SF	21	7181070
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	1	16	7181083

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,600 SF	16	7181080
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	11	7181098
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	11	7181074
Accessibility						
Y1090	Youth Center	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7203644

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	16	7181047
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	21	7181052
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,547 SF	11	7181055
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	21	7181057
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,956 SF	14	7181051
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,434 SF	6	7181050
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,956 SF	9	7181049
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	16	7181053
D2010	Kitchen	Good	Water Heater, Gas, High-Efficiency Condensing Style	1	11	7181056
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,956 SF	20	7202248
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7181060
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	7181059
HVAC						
D3020	Above ceiling	Fair	Furnace, Gas, 41 to 50 MBH	1	3	7203703
D3020	Above ceiling	Fair	Furnace, Gas, 41 to 50 MBH	1	3	7203702
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	7181048
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	7181058
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,956 SF	15	7202249
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,956 SF	20	7202250
D5020	Main Room Right	Fair	Distribution Panel, 120/240 V	1	16	7181063
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,956 SF	10	7202251

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	11	7181054

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Rotary Scout Hut/Youth Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	$0	$0	$0	$25,685	$0	$0	$11,815	$0	$0	$28,690	$12,411	$65,854	$0	$0	$23,281	$13,703	$50,972	$0	$26,340	$0	$142,967	**$401,718**
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	$11,158	$3,455	$7,339	$40,966	$60,909	$0	$18,386	$0	$0	$43,093	$0	$19,975	$6,151	$0	$19,127	$118,671	$102,679	$0	$35,964	$32,609	$0	**$520,482**
Grand Total	**$11,158**	**$3,455**	**$7,339**	**$66,652**	**$60,909**	**$0**	**$30,200**	**$0**	**$0**	**$71,782**	**$12,411**	**$85,830**	**$6,151**	**$0**	**$42,409**	**$132,374**	**$153,650**	**$0**	**$62,305**	**$32,609**	**$142,967**	**$922,201**

Finkbiner Park Rotary Scout Hut/Youth Center

Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7181047	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	4	EA	$1,250.00	$1,859.63	$7,439																	$7,439					**$7,439**
B3010	Roof	7181055	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	3547	SF	$3.80	$5.65	$20,052												$20,052										**$20,052**
C1070	Throughout building	7181051	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2956	SF	$3.50	$5.21	$15,392															$15,392							**$15,392**
C2010	Throughout building	7181050	Wall Finishes, any surface, Prep & Paint	10	4	6	4434	SF	$1.50	$2.23	$9,895							$9,895										$9,895					**$19,789**
C2030	Throughout building	7181049	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2956	SF	$5.00	$7.44	$21,988										$21,988												**$21,988**
D2010	Kitchen	7181056	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	4	11	1	EA	$12,500.00	$18,596.25	$18,596												$18,596										**$18,596**
D2010	Throughout	7202248	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	2956	SF	$5.00	$7.44	$21,988																					$21,988	**$21,988**
D2010	Kitchen	7181059	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,785**
D2010	Restrooms	7181053	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																	$5,058					**$5,058**
D2010	Restrooms	7181060	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D3020	Above ceiling	7203702	Furnace, Gas, 41 to 50 MBH, Replace	20	17	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																		**$4,017**
D3020	Above ceiling	7203703	Furnace, Gas, 41 to 50 MBH, Replace	20	17	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																		**$4,017**
D3030	Building exterior	7181058	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$7,736.04	$7,736				$7,736															$7,736			**$15,472**
D3030	Building exterior	7181048	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$7,736.04	$7,736				$7,736															$7,736			**$15,472**
D3050	Throughout	7202249	HVAC System, Ductwork, Low Density, Replace	30	15	15	2956	SF	$2.00	$2.98	$8,795																$8,795						**$8,795**
D5020	Main Room Right	7181063	Distribution Panel, 120/240 V, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
D5020	Throughout	7202250	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	2956	SF	$13.00	$19.34	$57,169																					$57,169	**$57,169**
D5040	Throughout	7202251	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2956	SF	$2.10	$3.12	$9,235											$9,235										**$9,235**
E2010	Throughout building	7181054	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	20	LF	$300.00	$446.31	$8,926												$8,926										**$8,926**
Totals, Unescalated												**$0**	**$0**	**$0**	**$23,506**	**$0**	**$0**	**$9,895**	**$0**	**$0**	**$21,988**	**$9,235**	**$47,575**	**$0**	**$0**	**$15,392**	**$8,795**	**$31,764**	**$0**	**$15,472**	**$0**	**$79,158**	**$262,779**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$25,685**	**$0**	**$0**	**$11,815**	**$0**	**$0**	**$28,690**	**$12,411**	**$65,854**	**$0**	**$0**	**$23,281**	**$13,703**	**$50,972**	**$0**	**$26,340**	**$0**	**$142,967**	**$401,718**

Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7181081	Exterior Walls, Brick, Repair/Repoint	0	-1	1	35	SF	$33.00	$49.09	$1,718		$1,718																				**$1,718**
B2020	Building Exterior	7181094	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	6	EA	$1,250.00	$1,859.63	$11,158																		$11,158					**$11,158**
B2020	Building Exterior	7181088	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																		$2,678					**$2,678**
B2050	Building Exterior	7181089	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																		$3,868					**$3,868**
B3010	Roof	7181096	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	5520	SF	$3.80	$5.65	$31,206					$31,206																		**$31,206**
B3010	Roof	7181066	Roofing, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	$1,100.00	$1,636.47	$1,636		$1,636																					**$1,636**
C1070	Kitchen	7181069	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	500	SF	$3.50	$5.21	$2,603			$2,603																				**$2,603**
C1070	Throughout building	7181097	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	1600	SF	$3.50	$5.21	$8,331																$8,331							**$8,331**
C2010	Throughout building	7181072	Wall Finishes, any surface, Prep & Paint	10	4	6	6900	SF	$1.50	$2.23	$15,398							$15,398										$15,398					**$30,795**
C2030	Throughout building	7181067	Flooring, Vinyl Sheeting, Replace	15	6	9	3000	SF	$7.00	$10.41	$31,242										$31,242												**$31,242**
C2050	Throughout	7203642	Ceiling Finishes, Wood Paneling, Replace	30	15	15	3000	SF	$14.00	$20.83	$62,483																$62,483						**$62,483**
D2010	Utility closet	7181071	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	11	4	1	EA	$12,500.00	$18,596.25	$18,596					$18,596																	$18,596	**$37,193**
D2010	Throughout building	7181075	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	$1,200.00	$1,785.24	$1,785											$1,785												**$1,785**
D2010	Utility closet	7181087	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	Kitchen	7181093	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	19	11	1	EA	$1,100.00	$1,636.47	$1,636												$1,636											**$1,636**
D2010	Restrooms	7181079	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D2010	Restrooms	7181090	Toilet, Residential Water Closet, Replace	30	14	16	3	EA	$700.00	$1,041.39	$3,124																	$3,124					**$3,124**
D2010	Restrooms	7181082	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	4	EA	$1,700.00	$2,529.09	$10,116																	$10,116					**$10,116**

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	Building exterior	7181095	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,900.00	$4,314.33	$4,314			$4,314									$4,314											**$8,629**
D3030	Throughout building	7181077	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	$7,100.00	$10,562.67	$10,563				$10,563															$10,563			**$21,125**
D3030	Throughout building	7181076	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	$7,100.00	$10,562.67	$10,563				$10,563															$10,563			**$21,125**
D3030	Building exterior	7181068	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$2,900.00	$4,314.33	$4,314					$4,314									$4,314								**$8,629**
D3050	Throughout building	7181085	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	17	3	1	EA	$11,000.00	$16,364.70	$16,365				$16,365																		**$16,365**
D3050	Throughout	7202252	HVAC System, Ductwork, Low Density, Replace	30	15	15	4600	SF	$2.00	$2.98	$13,687																$13,687						**$13,687**
D5020	Electrical room	7181083	Distribution Panel, 120/240 V, Residential Style, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D5040	Throughout building	7181080	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	4	16	4600	SF	$2.10	$3.12	$14,371																	$14,371						**$14,371**
E2010	Throughout building	7181098	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	20	LF	$300.00	$446.31	$8,926													$8,926										**$8,926**
G4050	Building exterior	7181074	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	2	EA	$600.00	$892.62	$1,785													$1,785										**$1,785**
Y1090	Youth Center	7203644	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$11,157.75	$11,158	$11,158																						**$11,158**
Totals, Unescalated												**$11,158**	**$3,355**	**$6,918**	**$37,490**	**$54,117**	**$0**	**$15,398**	**$0**	**$0**	**$33,027**	**$0**	**$14,431**	**$4,314**	**$0**	**$12,645**	**$76,170**	**$63,986**	**$0**	**$21,125**	**$18,596**	**$0**	**$372,730**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,158**	**$3,455**	**$7,339**	**$40,966**	**$60,909**	**$0**	**$18,386**	**$0**	**$0**	**$43,093**	**$0**	**$19,975**	**$6,151**	**$0**	**$19,127**	**$118,671**	**$102,679**	**$0**	**$35,964**	**$32,609**	**$0**	**$520,482**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181071	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style	30 GAL	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Utility closet	Rheem	GG30T6XA	GELN 1101278874	2001	000115	
2	7181056	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style	30 GAL	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Kitchen	Bradford White	MI30T6EN10	SH2679577	2018	000041	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7203703	D3020	**Furnace**	Gas, 41 to 50 MBH	Inaccessible	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Above ceiling	Inaccessible	Inaccessible	Inaccessible			
2	7203702	D3020	**Furnace**	Gas, 41 to 50 MBH	Inaccessible	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Above ceiling	Inaccessible	Inaccessible	Inaccessible			
3	7181068	D3030	**Air Conditioner**	Window/Thru-Wall	No dataplate TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Building exterior	Kenmore	No dataplate	No dataplate		000089	
4	7181095	D3030	**Air Conditioner**	Window/Thru-Wall	No dataplate TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Building exterior	No dataplate	No dataplate	No dataplate		002122	
5	7181048	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Building exterior	Tempstar	CA3848UKA1	L903711578	1990	000072	
6	7181058	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Building exterior	Tempstar	CA3848UKA1	Illegible		002103	
7	7181077	D3030	**Split System**	Condensing Unit/Heat Pump, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			
8	7181076	D3030	**Split System**	Condensing Unit/Heat Pump, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			
9	7181085	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181063	D5020	**Distribution Panel**	120/240 V	100 AMP	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Main Room Right	Challenger	No dataplate	No dataplate		000011	
2	7181083	D5020	**Distribution Panel**	120/240 V, Residential Style	125 AMP	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Electrical room	General Electric	No dataplate	No dataplate		000133	

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Rotary Scout Hut
Attributes:	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	20		Number of Occupants Affected by Retrofit	20	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	1		Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.29 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.59	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	107.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	28	Therms	Annual Cost Savings In Form of Water	$70	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.29	kGal	Annual Energy Savings From Water Heater	$63	$

COST BENEFIT ANALYSIS				
Estimated Material Cost	$24	Estiamted Labor Cost	$23	
Estimated Total Annual Cost Savings	$133	$$	Estimated Total Installation Cost	$47	$$
Simple Payback Period	0.35	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $47 Estimated Annual Cost Savings: $133 Simple Payback Period (Yrs): 0.35

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UIC	Install Low Flow Faucet Aerators
EAP2	**Location**: Youth Center
Attributes:	Replace 4x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	100		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	4	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	5		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.99 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.56	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	102.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	28	Therms	Annual Cost Savings In Form of Water	$78	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.99	kGal	Annual Energy Savings From Water Heater	$63	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$32		Estiamted Labor Cost	$31	
Estimated Total Annual Cost Savings	$142	$$	Estimated Total Installation Cost	$63	$$
Simple Payback Period	0.44	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $63 Estimated Annual Cost Savings: $142 Simple Payback Period (Yrs): 0.44

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Finkbiner Park Rotary Scout Hut/Youth Center**
Attributes:	**Replace Linear Fluorescent (27x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	4	27	54	2,577	$773.14	$91.52

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	3	11	11	880	$264	$34
Linear Fluorescent	T12	1	16	16	1,697	$509	$58
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	3
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$641.00		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$962.59		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	2,577
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$773
Budgeted Initial Investment:	$1,604		Estimated Annual O&M Cost Savings:	$92
Estimated Return on Investment: *(Including O&M Savings)*	1.85	Years	Estimated Annual Cost Savings:	$865

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Youth Center
Attribute:	Retrofit 3x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	40	
Number of Water Closets To Be Replaced	3	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet (*Solid Waste (20%)*)	1.60	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)* (*Liquid Waste (80%)*)	1.28	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			40.96	gal
Total Annual Water Savings in gallons			14.91	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$167	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material*	$72	Total $416	$
	Labor	$344		
Simple Pay Back Period			2.49	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$416			
		Simple Payback:	2.49	Years
Annual Cost Savings:	$167			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Rotary Scout Hut
Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	10	
Number of Females	10	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	2	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	2	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes		
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60		GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No		
No. of Tankless Water Closets	2		
GPF of Proposed Dual Flush- Water Closet Valve*	1.60	*Solid Waste (20%)*	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	0.48	*Liquid Waste (80%)*	GPF
Estimated Annual Water Savings From Male Users	6.52		kGal
Estimated Annual Water Savings From Female Users	6.52		kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	13.05	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	13.05	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$146	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$160	
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$229	
Estimated Total Cost For Retrofit	$389	
Simple Pay Back Period	2.67	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$389	Simple Payback Period:	2.67 Yrs
Annual Cost Savings:	$146		

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UIC	Replace Existing Air Conditioners with Energy Star Air Conditioners
EAH3	Location: Rotary Scout Hut/Youth Center
Attributes:	Replace 2x 48000Btuh Cooling Unit with 2x Split System-48000 Unit; 2x 60000Btuh Cooling Unit with 2x Split System-60000 Unit;

Electric Rate: $0.30 $/kWh

	Rotary Scout Hut		*Youth Center*					
Number of Existing Air Conditioners	2	Qty	2	Qty		Qty		Qty
Insert Cooling Capacity of Existing Air-Conditioner	48,000	Btuh	60,000	Btuh		Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:	7.90	EER	7.90	EER		EER		EER
Estimated Annual Operating Hours:	1,530	Hrs	1,530	Hrs		Hrs		Hrs
Select Proposed Air Conditioner Type:	Split System-48000		Split System-60000		-		-	
Estimated New Annual Operating Hours:	1,530	Hrs	1,530	Hrs		Hrs		Hrs
Please Input The Btu/Hr of The New Air-Conditioner:	48,000	Btuh	60,000	Btuh	-	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	14.00	EER	15.75	EER	-	EER	-	EER
Total Energy Consumption For Existing Air conditioner:	18,592	kWh	23,241	kWh	0	kWh	0	kWh
Total Energy Consumption For Proposed Air conditioner:	10,491	kWh	11,657	kWh	0	kWh	0	kWh
Annual kWh savings for all Air conditioner:	8,101	kWh	11,583	kWh	0	kWh	0	kWh
Estimated Annual Energy Cost Savings:	$2,417		$3,456		$0		$0	
Estimated Annual O&M Savings:	$121		$173		$0		$0	
Total Annual Cost Savings:	$2,538		$3,629		$0		$0	
Estimated Installed Cost For All Air conditioner:	$11,504		$14,878		$0		$0	

Total Initial Investment:	$26,382	Total Annual Electric Savings:	19,684	kWh
Total Annual Cost Savings:	$6,167	Simple Payback:	4.28	Yrs
Type of Recommendation	Capital Cost ECM Recommendation			

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ECM DESCRIPTION:

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary:

Initial Investment: $26,382 Simple Payback: 4.28 Yrs

Energy Cost Savings: $6,167

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Auditorium	Main Room	-	2	Light Switch	Linear Fluorescent	T12	4' 34W T12	32	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	16	No	10-15	3,120	3,395
2	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Surface Mounted Direct 1'x4'	Clear Acrylic	Surface Mount	3	No	10-15	3,120	599
3			Youth Center	-	2	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	4	No	≥ 9	3,120	799
4			Youth Center	-	2	Light Switch	Linear Fluorescent	T8	2' 17W T8	8	Troffer - Surface Mounted Indirect 2'x2'	Prism	Surface Mount	4	No	≥ 9	3,120	424
										54				27			12,480	5,217

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp-Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Park Rotary Scout Hut/You	Interior	Auditorium	Main Room	Light Switch	2	Linear Fluorescent	T12	4' 34W T12; Troffer - Surface Mounted D	16	32	10-15	3,120	3,395	1.09	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	1,697	1,697
2	Park Rotary Scout Hut/You	Interior	Circulation-Hallway	Hallway	Light Switch	1	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	3	6	10-15	3,120	599	0.19	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	318	281
3	Park Rotary Scout Hut/You			Youth Center	Light Switch	2	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Ins	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	424	374
4	Park Rotary Scout Hut/You			Youth Center	Light Switch	2	Linear Fluorescent	T8	2' 17W T8; Troffer - Surface Mounted Ins	4	8	≥ 9	3,120	424	0.14	ECM	RB - Replace Bulb	Retain Existing Controls	2' 8W LED T8	3,120	200	225
	Totals										54				2						2,840	2,577

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Corporate Yard Office/Garage/Locker Building
440 South Loraine Avenue
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Two
Main Address	440 South Loraine Avenue, Glendora, California 91741
Site Developed	1965
Current Occupants	City of Glendora
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Corporate Yard Office/Garage/Locker Building property was originally constructed in 1965.

Architectural

The roof on the Locker Building appears to be in overall fair condition with no reported roof leaks. Little to no areas of exterior wall cracking were observed on the Locker Building. The roof on the Office/Garage Building appears to be quite aged and deteriorated. Roof replacement is expected during the reserve term. Exterior wall paint chipping and cracking were observed in isolated locations around the building. According to the point of contact, there have been no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. A few small areas of interior wall cracking were observed in the garage and are recommended for repair. Typical lifecycle based interior and exterior finish replacements are recommended during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating is provided in the Locker Building by a wall mounted furnace and in the Office/Garage Building by suspended unit heaters and. Cooling is provided by thru wall air conditioners. The HVAC components appear to be in adequate working condition. The electrical systems are controlled by main distribution panels. The panel in the Locker Building was replaced in 2020. Lighting was upgraded in the garage with LED fixtures. Domestic hot water is supplied only in the Locker Building by a storage tank water heater. The water heater was replaced in 2018. Fire suppression consists of individual fire extinguishers.

Site

The asphalt pavement has significant areas of alligator cracking. There is also a linear crack on the concrete pavement between the Office/Garage Building and the Locker Building. Repair/replacement of the pavement is recommended. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

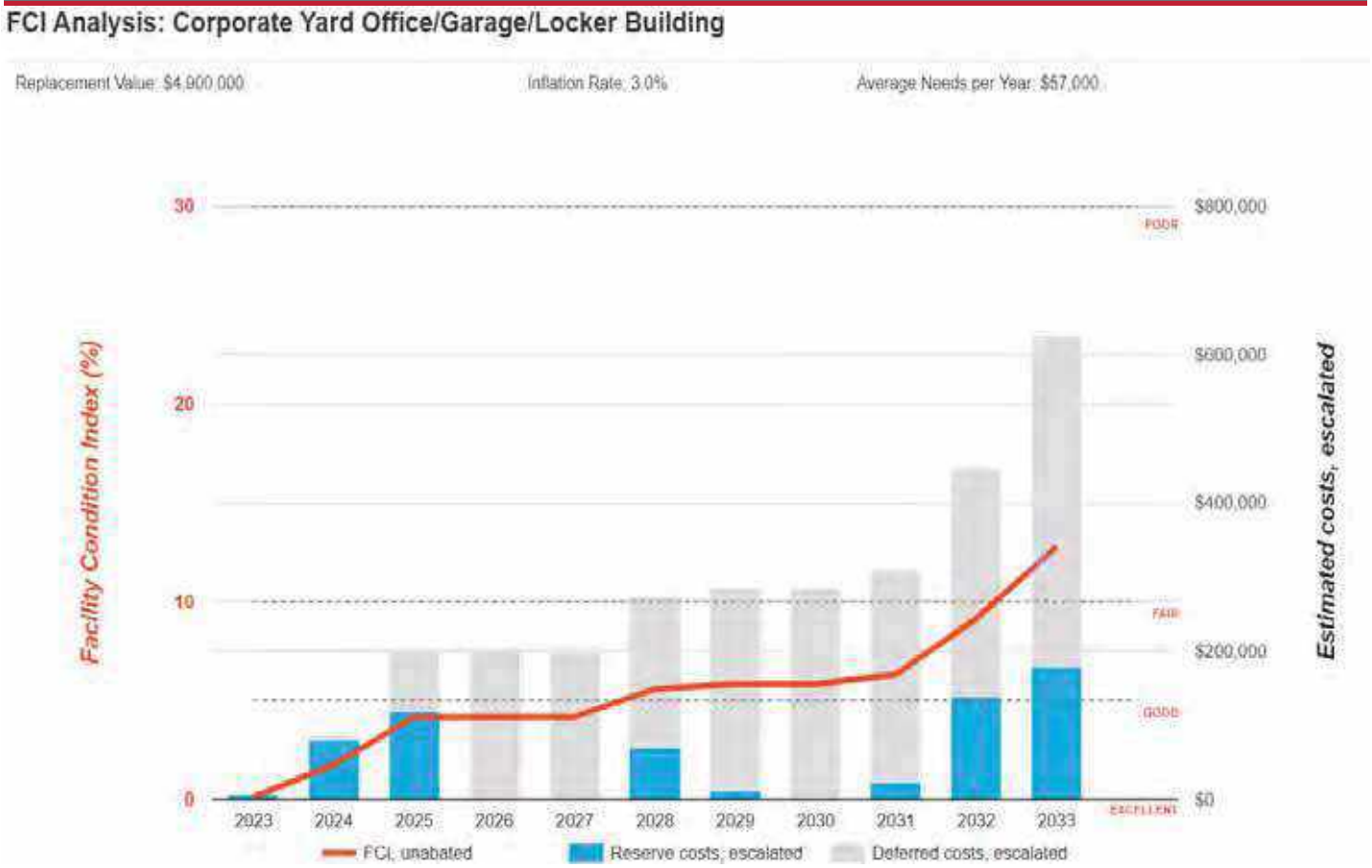
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Corporate Yard Office/Garage/Locker Building / Locker Building	$700	1,500	$1,050,000	0.0%	0.0%	2.4%	11.6%
Corporate Yard Office/Garage/Locker Building / Office/Garage	$700	5,500	$3,850,000	0.1%	3.2%	4.3%	10.1%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Corporate Yard Office/Garage/Locker Building / Office/Garage	1	$4,500
Corporate Yard Office/Garage/Locker Building / Site	1	$1,500
Total	**2**	**$6,000**

Office/Garage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7040746	Corporate Yard Office/Garage/Locker Building / Office/Garage		C1010	Interior Wall, Concrete, Repair	Poor	Performance/Integrity	$4,500
Total (1 items)							**$4,500**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7040696	Corporate Yard Office/Garage/Locker Building / Site	Site	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	$1,500
Total (1 items)							**$1,500**

Key Findings

Roofing in Poor condition.

Metal
Office/Garage Corporate Yard
Office/Garage/Locker Building Roof

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $106,400

$$$$

Roof appears to be weathered and deteriorated - AssetCALC ID: 7147585

Exterior Walls in Poor condition.

Insulated Finishing System (EIFS)
Office/Garage Corporate Yard
Office/Garage/Locker Building Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

**$$**$$

Wall damaged in isolated locations - AssetCALC ID: 7040738

Exterior Walls in Poor condition.

any painted surface
Office/Garage Corporate Yard
Office/Garage/Locker Building Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Paint chipping on the exposed soffits - AssetCALC ID: 7040742

Parking Lots in Poor condition.

Pavement, Concrete
Site Corporate Yard Office/Garage/Locker Building Site

Uniformat Code: G2020
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Concrete pavement cracking between office and garage - AssetCALC ID: 7040696

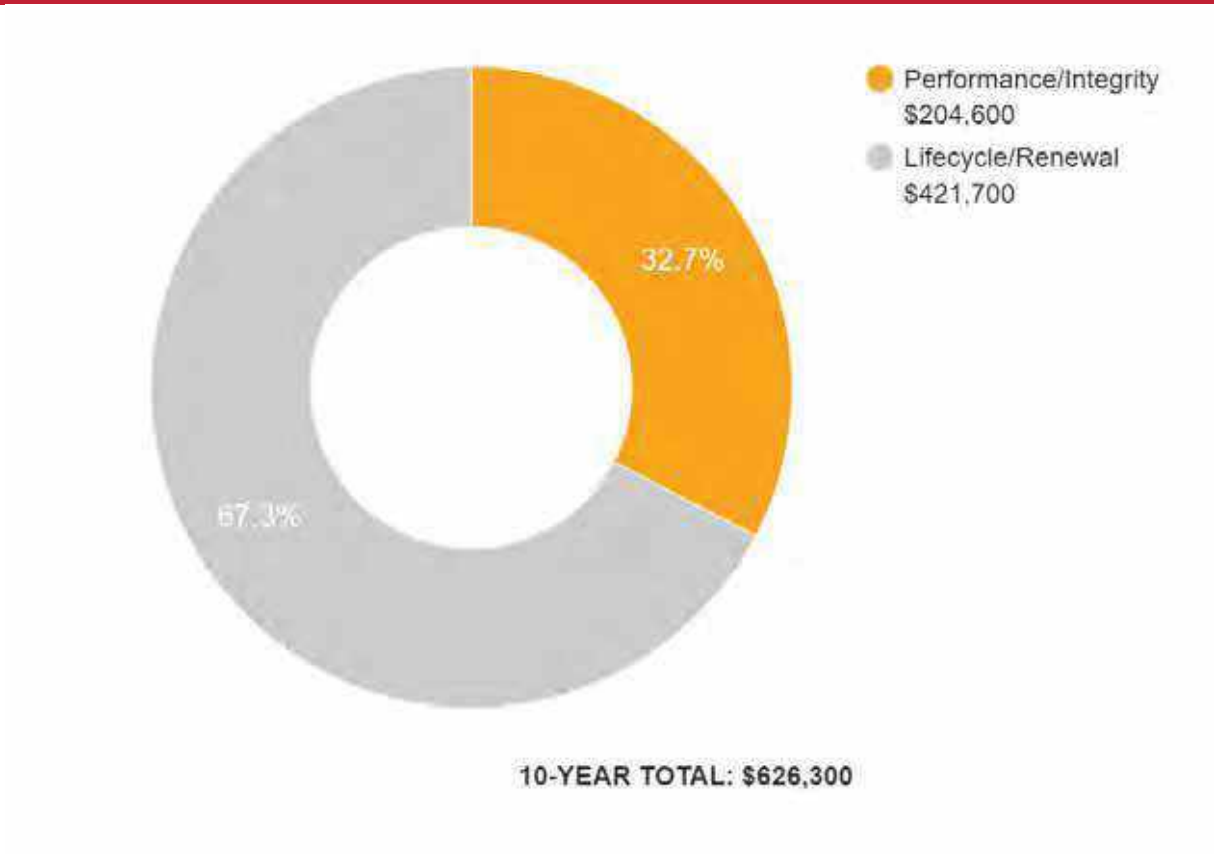
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Locker Building

Locker Building: Systems Summary		
Address	440 South Loraine Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	1,500 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with metal framed roof	Good
Façade	Painted CMU with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted drywall Floors: Vinyl sheeting, ceramic tile Ceilings: Painted drywall, wood paneling and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in the restrooms	Fair
HVAC	Individual thru wall air conditioners and furnace	Fair

Locker Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: T-8, T-12 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

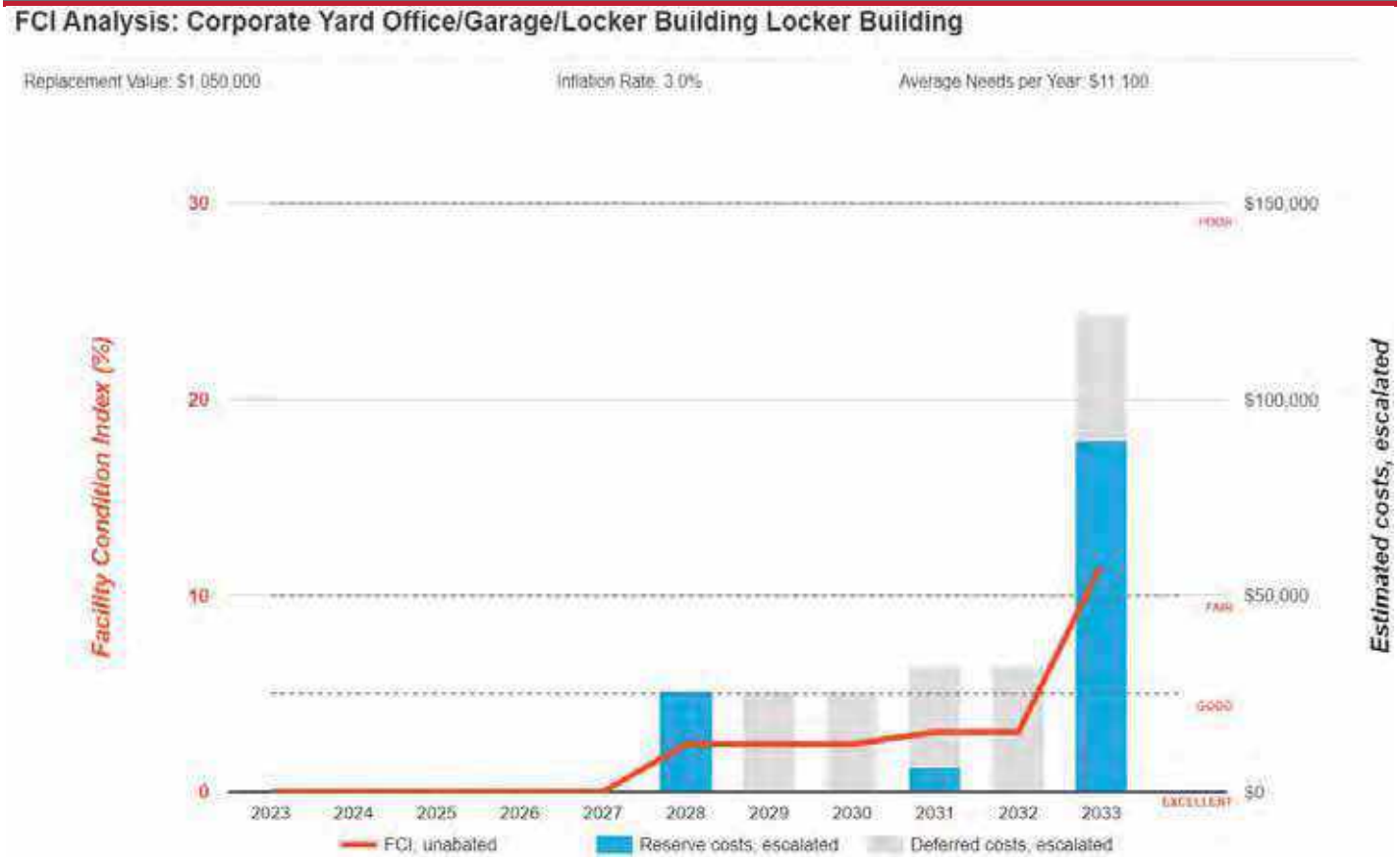
Locker Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,800	-	$17,300	$25,100
Roofing	-	-	-	$39,000	-	$39,000
Interiors	-	-	$6,400	$16,000	$95,900	$118,300
Plumbing	-	-	-	$16,900	$47,800	$64,800
HVAC	-	-	$11,400	$7,000	$15,300	$33,700
Electrical	-	-	-	$6,300	$52,400	$58,700
Equipment & Furnishings	-	-	-	$6,000	-	$6,000
Site Utilities	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	-	-	**$25,600**	**$96,000**	**$228,800**	**$350,400**

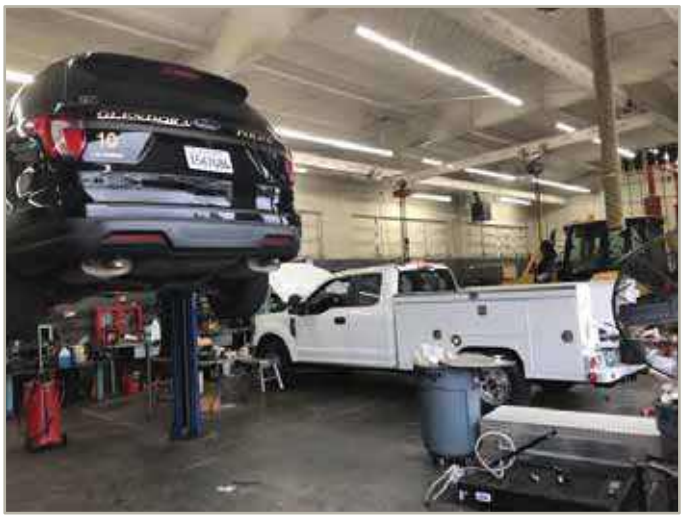
*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Office/Garage



Office/Garage: Systems Summary

Address	440 South Loraine Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	5,500 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Steel frame and masonry bearing walls with metal framed roof	Good
Façade	Exposed CMU	Fair
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted wood	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Service sink	Fair
HVAC	Individual thru wall air conditioners and suspended unit heaters	Fair

Office/Garage: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping, exterior wall cracking, interior wall cracking	

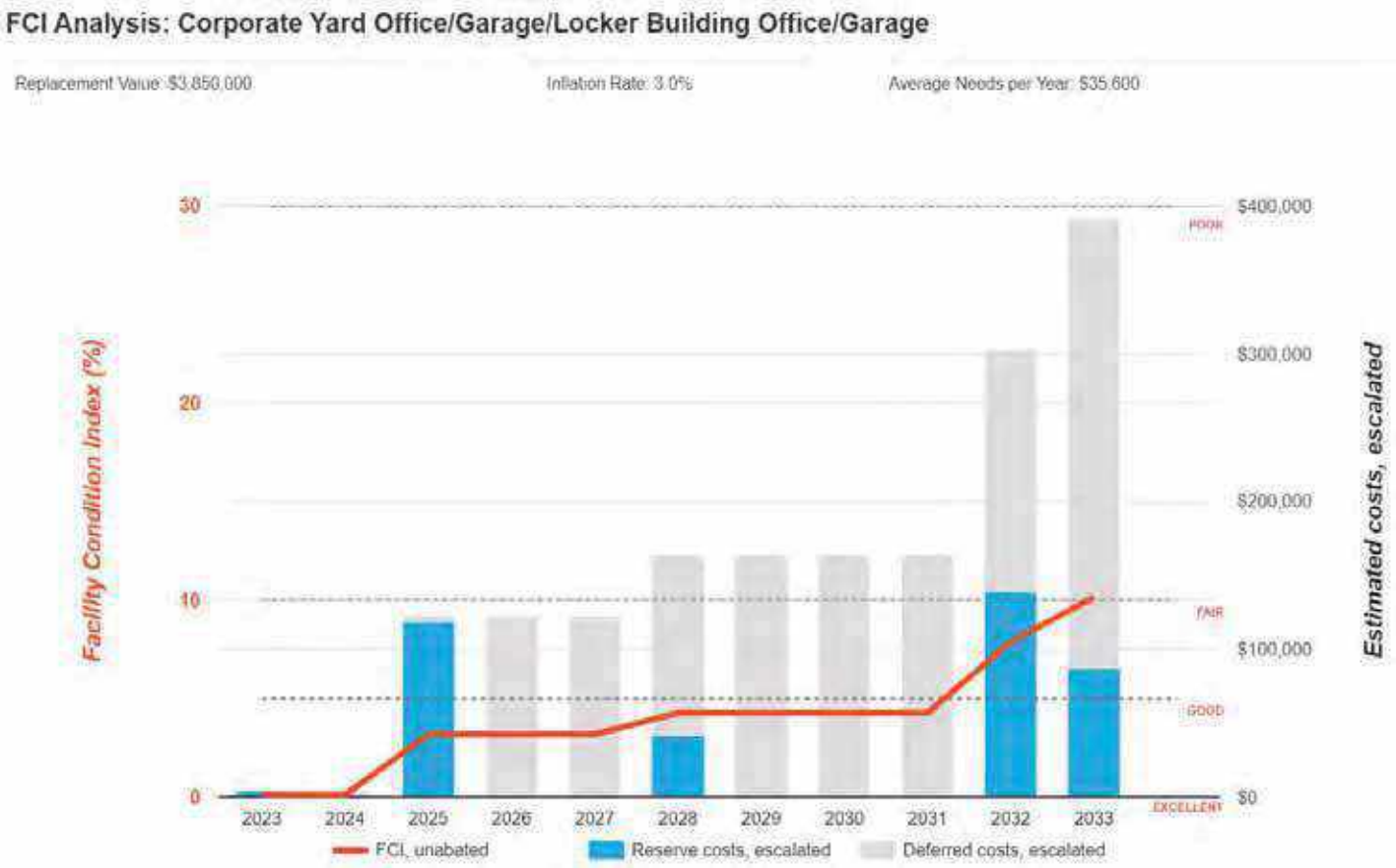
Office/Garage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$5,300	-	$23,000	$115,300	$143,600
Roofing	-	$112,600	-	-	-	$112,600
Interiors	$4,500	-	$36,100	-	$57,200	$97,700
Plumbing	-	-	-	-	$6,200	$6,200
HVAC	-	-	$3,800	$37,600	$5,100	$46,500
Electrical	-	-	$1,900	$161,900	-	$163,800
Site Utilities	-	-	-	$2,400	-	$2,400
Site Development	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**$4,500**	**$118,200**	**$41,800**	**$226,100**	**$183,700**	**$574,300**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary

Site Information

Lot Size	3.40 acres (estimated)	
Parking Spaces	35 total spaces all in open lots; one of which is accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Poor
Site Development	Building-mounted signage, CMU wall fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe asphalt alligator cracking, concrete pavement cracking	

Site: Systems 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
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Site Development	-	-	$2,100	$1,200	-	$3,300
Site Pavement	$1,500	$80,400	-	$12,000	$30,000	$123,900
TOTALS (3% inflation)	**$1,500**	**$80,400**	**$2,100**	**$30,100**	**$30,000**	**$144,100**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. 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 a 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.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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 *Safet* or *Perfor ance ntegrit* 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 the system's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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 *effecti e 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.

9. Energy Audit

The purpose of this Energy Audit is to provide Corporate Yard Office/Garage/Locker Building with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of central steam meters observed	-
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Corporate Yard Office/Garage/Locker Building. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,350 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$1,151 *n Current ollars*
Net Effective ECM Payback	1.17 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For CORPORATE YARD OFFICE/GARAGE/LOCKER Building

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Corporate Yard Office/Garage/Locker Building	$403	$334	$738	$0	$738	0	3,694	2	0	13	0.83	$1,102	$41	$1,143	0.65	18.50	$12,912	15.00
	Attribute:	Replace Linear Fluorescent (24x) ;																			
2	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and common rooms	$23	$24	$47	$0	$47	12	0	0	3	1	0.06	$26	$0	$48	0.98	8.67	$361	10.00
	Attribute:	Replace 3x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Locker Building Restroom	$229	$160	$389	$0	$389	0	0	0	10	0	0.00	$0	$0	$88	4.44	2.69	$657	15.00
	Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales																			
Totals for No/Low Cost Items				**$656**	**$518**	**$1,174**	**$0**	**$1,174**	**12**	**3,694**	**0**	**0**	**13**	**0.89**	**$1,128**	**$41**	**$1,279**	**0.92**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		nteracti e Sa ings iscount							-1	-369	0	0	-1	-0.09	-$113	-$4	-$128				
		otal Contingenc penses				$176		$176													
Total for Improvements						**$1,350**	**$0**	**$1,350**	**10**	**3,325**	**0**	**0**	**12**	**0.80**	**$1,015**	**$37**	**$1,151**	**1.17**			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ Pilots lights on furnaces and boilers be turned off in summer
- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Colling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Corporate Yard Office/Garage/Locker Building, 440 South Loraine Avenue, Glendora, California 91741, 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 an 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: Carl Alejandro,
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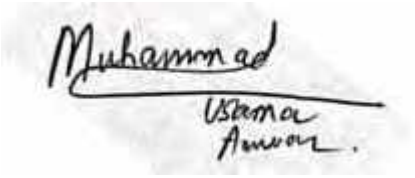
Reviewed by:



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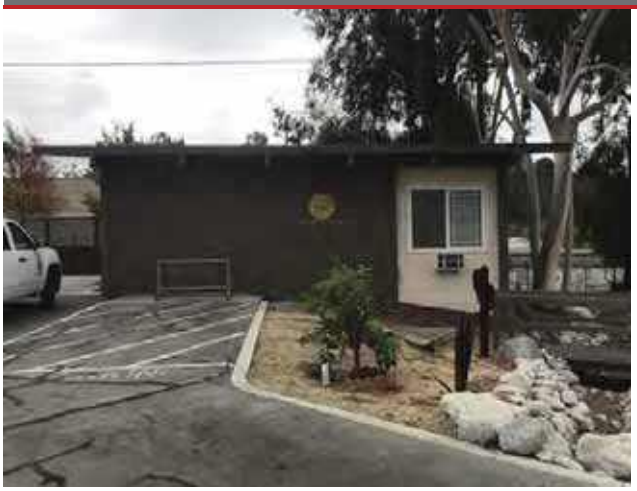
14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - LOCKER BUILDING FRONT ELEVATION

2 - LOCKER BUILDING LEFT ELEVATION

3 - LOCKER BUILDING RIGHT ELEVATION

4 - OFFICE/GARAGE FRONT ELEVATION

5 - OFFICE/GARAGE LEFT ELEVATION

6 - OFFICE/GARAGE REAR ELEVATION

Photographic Overview

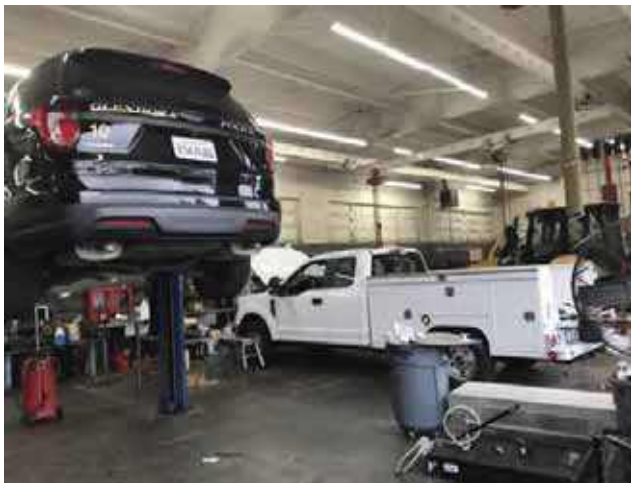
7 - OFFICE/GARAGE RIGHT ELEVATION

8 - LOCKER BUILDING LOCKER ROOM

9 - LOCKER BUILDING OFFICE AREA

10 - LOCKER BUILDING BREAK ROOM

11 - LOCKER BUILDING COMMON RESTROOM



12 - OFFICE/GARAGE INTERIOR GARAGE

Photographic Overview

13 - OFFICE/GARAGE OFFICE AREA

14 - OFFICE/GARAGE STORAGE ROOM

15 - STORAGE TANK WATER HEATER

16 - HVAC WALL MOUNTED FURNACE

17 - THRU WALL AIR CONDITIONER

18 - SUSPENDED GAS UNIT HEATER

Photographic Overview

19 - MAIN ELECTRICAL DISTRIBUTION PANEL

20 - ASPHALT PAVED PARKING LOT

21 - AUTOMATIC GATE WITH CONTROLLER

22 - OUTDOOR PICNIC TABLE AREA

23 - BUILDING MOUNTED EXTERIOR LIGHT

24 - OUTDOOR METAL BIKE RACK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-035.379	Corporate Yard Office/Garage/Locker Building
Source	**On-Site Date**
Google	November 7, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Corporate Yard Office/Garage/Locker Building

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: 11/5/2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1965	Renovated:	
2	Building size in SF	10,467 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Facility shop expected to be torn down but no official plans yet.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Corporate Yard Office/Garage/Locker Building

BV Project Number: 158691.23R000-035.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	This property is not accessible to the general public.
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Locker Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	5	7147605
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	1	15	7040776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7040773
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	10	7147586
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	20	7040774
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	13	7040755
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	14	10	7040761
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,950 SF	5	7040760
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	15	7040752
C2030	Break Room	Fair	Flooring, Ceramic Tile	950 SF	20	7040751
C2030	Locker Room	Fair	Flooring, Vinyl Sheeting	150 SF	8	7040768
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	15	7040775
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	7040758
Plumbing						
D2010	Locker Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,500 SF	20	7040724
D2010	Locker Building	Fair	Water Heater, Gas, Residential	1	10	7040699
D2010	Locker Building	Fair	Sink/Lavatory, Service Sink, Floor	1	12	7040703
D2010	Restrooms	Fair	Urinal, Standard	2	15	7040767
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	10	7040769
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7040765
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	7040777
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	8	7040753
D2010	Break Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	7040756
HVAC						
D3020	Break Room	Fair	Furnace, Electric	1	10	7040770
D3030	Break Room	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040764
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040759
D3030	Restrooms	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040772
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,500 SF	20	7146142
D5020	Break Room	Good	Distribution Panel, 120/240 V	1	27	7040754

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Locker Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,500 SF	10	7146143
Equipment & Furnishings						
E2010	Break Room	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	10	7040762
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	7040771

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Office/Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	360 SF	2	7040742
B2010	Building Exterior	Poor	Exterior Walls, Insulated Finishing System (EIFS)	100 SF	2	7040738
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	1	15	7040749
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	5	10	7040748
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	5	12	7040745
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7040732
Roofing						
B3010	Roof	Poor	Roofing, Metal	5,500 SF	2	7147585
Interiors						
C1010		Poor	Interior Wall, Concrete, Repair	100 SF	0	7040746
C1030	Office	Fair	Interior Door, Wood, Solid-Core	2	20	7040734
C1030	Garage	Fair	Interior Door, Steel, Standard	3	20	7040743
C2010		Fair	Wall Finishes, any surface, Prep & Paint	8,250 SF	5	7040736
C2030	Office	Fair	Flooring, Quarry Tile	300 SF	25	7040729
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,850 SF	5	7040737
C2050	Office	Fair	Ceiling Finishes, any flat surface, Prep & Paint	650 SF	5	7040747
Plumbing						
D2010	Garage	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,000 SF	20	7146217
D2010	Garage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	7040739
HVAC						
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040740
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040733
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040730
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040750
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040735
Electrical						

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Office/Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	5,500 SF	9	7146216
D5020	Garage	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040731
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	5,500 SF	10	7146215
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7040744
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7040741

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7040717
Pedestrian Plazas & Walkways						
G2020	In front of Paint & Sign	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000 SF	5	7138206
G2020	Site	Poor	Parking Lots, Pavement, Concrete, Repair	50 SF	0	7040696
G2020	In front of Paint & Sign	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,000 SF	1	7138207
Sitework						
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7040712
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	5	7040692

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Corporate Yard Office/Garage/Locker Building	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Corporate Yard Office/Garage/Locker Building / Locker Building	$0	$0	$0	$0	$0	$25,568	$0	$0	$6,313	$0	$89,671	$0	$1,697	$8,411	$0	$88,597	$0	$0	$3,039	$0	$127,093	**$350,390**
Corporate Yard Office/Garage/Locker Building / Office/Garage	$4,463	$0	$118,183	$0	$0	$41,823	$0	$0	$0	$138,789	$87,271	$0	$108,346	$0	$0	$55,743	$0	$0	$3,546	$0	$16,122	**$574,286**
Corporate Yard Office/Garage/Locker Building / Site	$1,488	$80,447	$0	$0	$0	$2,070	$11,991	$0	$16,961	$0	$1,200	$13,900	$0	$0	$0	$0	$16,114	$0	$0	$0	$0	**$144,171**
Grand Total	**$5,951**	**$80,447**	**$118,183**	**$0**	**$0**	**$69,460**	**$11,991**	**$0**	**$23,274**	**$138,789**	**$178,142**	**$13,900**	**$110,043**	**$8,411**	**$0**	**$144,340**	**$16,114**	**$0**	**$6,585**	**$0**	**$143,215**	**$1,068,847**

Corporate Yard Office/Garage/Locker Building

Corporate Yard Office/Garage/Locker Building / Locker Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7147605	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1500	SF	$3.00	$4.46	$6,695						$6,695										$6,695							**$13,389**
B2020	Building Exterior	7040776	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	$900.00	$1,338.93	$1,339																$1,339							**$1,339**
B2050	Building Exterior	7040773	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																						$2,678	**$2,678**
B3010	Roof	7147586	Roofing, Metal, Replace	40	30	10	1500	SF	$13.00	$19.34	$29,010											$29,010												**$29,010**
C1030	Throughout building	7040774	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																						$2,083	**$2,083**
C1070	Office	7040755	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1100	SF	$3.50	$5.21	$5,728														$5,728									**$5,728**
C1090	Locker Room	7040761	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	14	EA	$500.00	$743.85	$10,414											$10,414												**$10,414**
C2010	Restrooms	7040752	Wall Finishes, Ceramic Tile, Replace	40	25	15	300	SF	$18.00	$26.78	$8,034																$8,034							**$8,034**
C2010	Throughout building	7040760	Wall Finishes, any surface, Prep & Paint	10	5	5	1950	SF	$1.50	$2.23	$4,352						$4,352										$4,352							**$8,703**
C2030	Restrooms	7040775	Flooring, Ceramic Tile, Replace	40	25	15	400	SF	$18.00	$26.78	$10,711																$10,711							**$10,711**
C2030	Break Room	7040751	Flooring, Ceramic Tile, Replace	40	20	20	950	SF	$18.00	$26.78	$25,440																						$25,440	**$25,440**
C2030	Locker Room	7040768	Flooring, Vinyl Sheeting, Replace	15	7	8	150	SF	$7.00	$10.41	$1,562									$1,562														**$1,562**
C2050	Throughout building	7040758	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	400	SF	$2.00	$2.98	$1,190						$1,190										$1,190							**$2,380**
D2010	Locker Building	7040699	Water Heater, Gas, Residential, Replace	15	5	10	1	EA	$1,300.00	$1,934.01	$1,934											$1,934												**$1,934**
D2010	Locker Building	7040724	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1500	SF	$5.00	$7.44	$11,158																						$11,158	**$11,158**
D2010	Building exterior	7040753	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	12	8	1	EA	$2,300.00	$3,421.71	$3,422										$3,422													**$3,422**
D2010	Restrooms	7040769	Shower, Ceramic Tile, Replace	30	20	10	2	EA	$2,500.00	$3,719.25	$7,439											$7,439												**$7,439**
D2010	Locker Building	7040703	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	$800.00	$1,190.16	$1,190													$1,190										**$1,190**
D2010	Restrooms	7040777	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	3	EA	$1,700.00	$2,529.09	$7,587																$7,587							**$7,587**
D2010	Restrooms	7040765	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	$1,300.00	$1,934.01	$3,868																$3,868							**$3,868**
D2010	Restrooms	7040767	Urinal, Standard, Replace	30	15	15	2	EA	$1,100.00	$1,636.47	$3,273																$3,273							**$3,273**
D2010	Break Room	7040756	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	$1,200.00	$1,785.24	$1,785																				$1,785			**$1,785**
D3020	Break Room	7040770	Furnace, Electric, Replace	20	10	10	1	EA	$3,500.00	$5,206.95	$5,207											$5,207												**$5,207**
D3030	Restrooms	7040772	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273							**$6,546**
D3030	Office	7040759	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273							**$6,546**
D3030	Break Room	7040764	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273							**$6,546**
D5020	Throughout	7146142	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1500	SF	$13.00	$19.34	$29,010																						$29,010	**$29,010**
D5040	Throughout	7146143	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1500	SF	$2.10	$3.12	$4,686											$4,686												**$4,686**
E2010	Break Room	7040762	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	10	LF	$300.00	$446.31	$4,463											$4,463												**$4,463**
G4050	Building exterior	7040771	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	$600.00	$892.62	$3,570											$3,570												**$3,570**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$22,055**	**$0**	**$0**	**$4,984**	**$0**	**$66,723**	**$0**	**$1,190**	**$5,728**	**$0**	**$56,867**	**$0**	**$0**	**$1,785**	**$0**	**$70,368**	**$229,701**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$25,568**	**$0**	**$0**	**$6,313**	**$0**	**$89,671**	**$0**	**$1,697**	**$8,411**	**$0**	**$88,597**	**$0**	**$0**	**$3,039**	**$0**	**$127,093**	**$350,390**

Corporate Yard Office/Garage/Locker Building / Office/Garage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7040742	Exterior Walls, any painted surface, Prep & Paint	10	8	2	360	SF	$3.00	$4.46	$1,607			$1,607										$1,607									**$3,213**
B2010	Building Exterior	7040738	Exterior Walls, Insulated Finishing System (EIFS), Replace	30	28	2	100	SF	$23.00	$34.22	$3,422			$3,422																				**$3,422**
B2020	Building Exterior	7040748	Window, Steel, 28-40 SF, Replace	30	20	10	5	EA	$2,300.00	$3,421.71	$17,109											$17,109												**$17,109**
B2020	Building Exterior	7040749	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	$900.00	$1,338.93	$1,339																		$1,339					**$1,339**

Replacement Reserves Report

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7040732	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																					$2,678	**$2,678**
B2050	Building Exterior	7040745	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	18	12	5	EA	$10,000.00	$14,877.00	$74,385													$74,385									**$74,385**
B3010	Roof	7147585	Roofing, Metal, Replace	40	38	2	5500	SF	$13.00	$19.34	$106,371			$106,371																			**$106,371**
C1010	Office/Garage	7040746	Interior Wall, Concrete, Repair	0	0	0	100	SF	$30.00	$44.63	$4,463	$4,463																					**$4,463**
C1030	Garage	7040743	Interior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																					$2,678	**$2,678**
C1030	Office	7040734	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
C2010	Office/Garage	7040736	Wall Finishes, any surface, Prep & Paint	10	5	5	8250	SF	$1.50	$2.23	$18,410						$18,410										$18,410						**$36,821**
C2030	Garage	7040737	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	4850	SF	$1.50	$2.23	$10,823						$10,823										$10,823						**$21,646**
C2050	Office	7040747	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	650	SF	$2.00	$2.98	$1,934						$1,934										$1,934						**$3,868**
D2010	Garage	7146217	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	1000	SF	$1.00	$1.49	$1,488																					$1,488	**$1,488**
D2010	Garage	7040739	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$2,082.78	$2,083																				$2,083			**$2,083**
D3020	Garage	7040750	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040730	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040740	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040733	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3030	Office	7040735	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D5020	Garage	7040731	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Throughout	7146216	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	31	9	5500	SF	$13.00	$19.34	$106,371										$106,371												**$106,371**
D5040	Throughout	7146215	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	5500	SF	$2.10	$3.12	$17,183											$17,183											**$17,183**
G2060	Site	7040744	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G4050	Building exterior	7040741	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$4,463**	**$0**	**$111,399**	**$0**	**$0**	**$36,077**	**$0**	**$0**	**$0**	**$106,371**	**$64,938**	**$0**	**$75,992**	**$0**	**$0**	**$35,779**	**$0**	**$0**	**$2,083**	**$0**	**$8,926**	**$446,027**
Totals, Escalated (3.0% inflation, compounded annually)												**$4,463**	**$0**	**$118,183**	**$0**	**$0**	**$41,823**	**$0**	**$0**	**$0**	**$138,789**	**$87,271**	**$0**	**$108,346**	**$0**	**$0**	**$55,743**	**$0**	**$0**	**$3,546**	**$0**	**$16,122**	**$574,286**

Corporate Yard Office/Garage/Locker Building / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7040717	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
G2020	Site	7040696	Parking Lots, Pavement, Concrete, Repair	0	3	0	50	SF	$20.00	$29.75	$1,488	$1,488																					**$1,488**
G2020	In front of Paint & Sign	7138207	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	15000	SF	$3.50	$5.21	$78,104		$78,104																				**$78,104**
G2020	In front of Paint & Sign	7138206	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	15000	SF	$0.45	$0.67	$10,042							$10,042				$10,042						$10,042					**$30,126**
G2060	Site	7040692	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	2	EA	$600.00	$892.62	$1,785						$1,785																**$1,785**
G2060	Site	7040712	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
Totals, Unescalated												**$1,488**	**$78,104**	**$0**	**$0**	**$0**	**$1,785**	**$10,042**	**$0**	**$13,389**	**$0**	**$893**	**$10,042**	**$0**	**$0**	**$0**	**$0**	**$10,042**	**$0**	**$0**	**$0**	**$0**	**$125,785**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,488**	**$80,447**	**$0**	**$0**	**$0**	**$2,070**	**$11,991**	**$0**	**$16,961**	**$0**	**$1,200**	**$13,900**	**$0**	**$0**	**$0**	**$0**	**$16,114**	**$0**	**$0**	**$0**	**$0**	**$144,171**

Appendix G:
Equipment Inventory List

Mechanical Inventory - Corporate Yard Office/Garage/Locker Building								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
Rheem	Water Heater	50 GAL	1	No tag found	2018	Rheem	XG50T12HN38U1	M031810276
Williams	Furnace	No data plate KV	1	No tag found	Unknwon	Williams	No dataplate	No dataplate
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
No dataplate	Air Conditioner	No data plate TC	1	No tag found	Unknwon	No dataplate	No dataplate	No dataplate
LG	Air Conditioner	7500 BTUH	1	No tag found	Unknwon	LG	LW8021HRSM	012HAVN8J295
Garrison	Air Conditioner	8000 BTUH	1	No tag found	Unknwon	Garrison	2477811	No dataplate
LG	Air Conditioner	7500 BTUH	1	No tag found	Unknwon	LG	LW8016HRY7	No dataplate

Appendix H:
Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Corporate Yard Office/Garage/Locker Building**
Attributes:	**Replace Linear Fluorescent (24x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	6	24	48	3,694	$1,108.22	$41.11

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	4	20	20	2,022	$607	$35
Linear Fluorescent	T12	2	4	4	1,672	$502	$6
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$334.40		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$403.48		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	3,694
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$1,108
Budgeted Initial Investment:	$738		Estimated Annual O&M Cost Savings:	$41
Estimated Return on Investment: *(Including O&M Savings)*	0.64	Years	Estimated Annual Cost Savings:	$1,149

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	15		Number of Occupants Affected by Retrofit	15	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	3	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 2.62 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.61	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	108.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	12	Therms	Annual Cost Savings In Form of Water	$22	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	2.62	kGal	Annual Energy Savings From Water Heater	$26	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$24		Estiamted Labor Cost	$23	
Estimated Total Annual Cost Savings	$48	$$	Estimated Total Installation Cost	$47	$$
Simple Payback Period	0.98	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $47 Estimated Annual Cost Savings: $48 Simple Payback Period (Yrs): 0.98

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Locker Building Restroom
Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	10	
Number of Females	5	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	2	
Number of Water Closets To Be Retrofitted	2	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	3	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	1.00	GPF
Proposed Urinal	0.125 GPF -Wall Mount	
GPF of Proposed Urinal Flush Valve** ***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*	0.125	GPF

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No	
No. of Tankless Water Closets	2	
GPF of Proposed Dual Flush- Water Closet Valve* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 0.48	GPF
Estimated Annual Water Savings From Male Users	6.99	kGal
Estimated Annual Water Savings From Female Users	3.49	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	10.48	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	10.48	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$8.36	
Estimated Cost Savings From Water	$88	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$160	
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$229	
Estimated Total Cost For Retrofit	$389	
Simple Pay Back Period	4.44	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment: $389 Simple Payback Period: 4.44 Yrs

Annual Cost Savings: $88

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Restroom - Male	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect	Prism	Surface Mount	2	No	≥ 9	4,368	559
2	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Surface Mounted Indirect	Prism	Surface Mount	8	No	10-15	3,120	1,597
3	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	4	Strip 8'	None		2	No	10-15	3,120	1,373
4	Interior	Restroom - Male	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect	Prism	Surface Mount	2	No	≥ 9	4,368	559
5	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Surface Mounted Indirect	Prism	Surface Mount	8	No	10-15	3,120	1,597
6	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	4	Strip 8'	None		2	No	10-15	3,120	1,373
										48				24			21,216	7,059

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	e Yard Office/Garage/Locke	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
2	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	8	16	10-15	3,120	1,597	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	849	749
3	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T12	8' 110WT12; Strip 8'	2	4	10-15	3,120	1,373	0.44	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	3,120	537	836
4	e Yard Office/Garage/Locke	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
5	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	8	16	10-15	3,120	1,597	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	849	749
6	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T12	8' 110WT12; Strip 8'	2	4	10-15	3,120	1,373	0.44	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	3,120	537	836
	Totals										48				2						3,365	3,694

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

ATTACHMENT E

CITY FACILITY MAINTENANCE NEEDS

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Willow Springs Park
515 North Willow Springs Lane
Glendora, California 91741

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BV PROJECT #:
158691.23R000-038.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 20, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Main Address	515 North Willow Springs Lane, Glendora, California 91741
Site Developed	Unknown
Site Area	1.25 acres (estimated)
Outside Occupants/Leased Spaces	None
Ancillary Structure	Storage Shed
Date(s) of Visit	December 20, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Willow Springs Park is located on the corner of Willow Springs Place and Willow Springs Lane. The date of development of the park was not provided or documented during the inspection.

Amenities and General Site

The amenities at Willow Springs Park include a rentable picnic site, a children's playground, and a small walking trail for the community. The ancillary structure at the park consists of an equipment storage building. The park features moderate landscaping with an on-site irrigation system ensuring proper watering for the planted areas. Other assets identified on the site comprise a drinking fountain, concrete sidewalks, and a monument sign marking the park entrance. In general, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

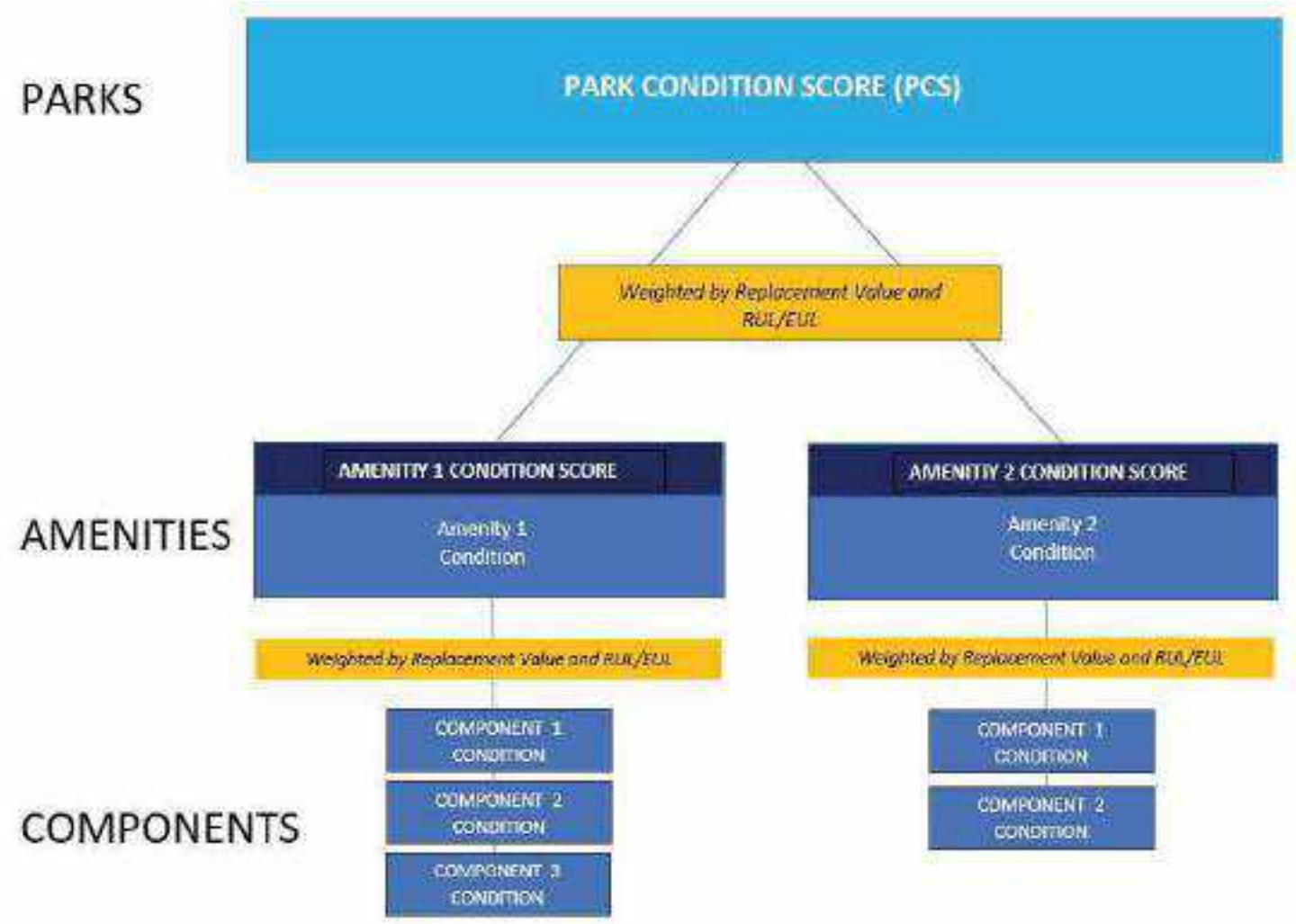
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Willow Springs Park	OVERALL CONDITION SCORE: 75	TOTAL ACRES: REPLACEMENT VALUE: $ 287,575 REMAINING VALUE: $ 217,073 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Playground	COND. SCORE: 81	REPLACEMENT VALUE: $ 64,475 REMAINING VALUE: $ 52,130
General Site	COND. SCORE: 74	REPLACEMENT VALUE: $ 223,100 REMAINING VALUE: $ 164,943

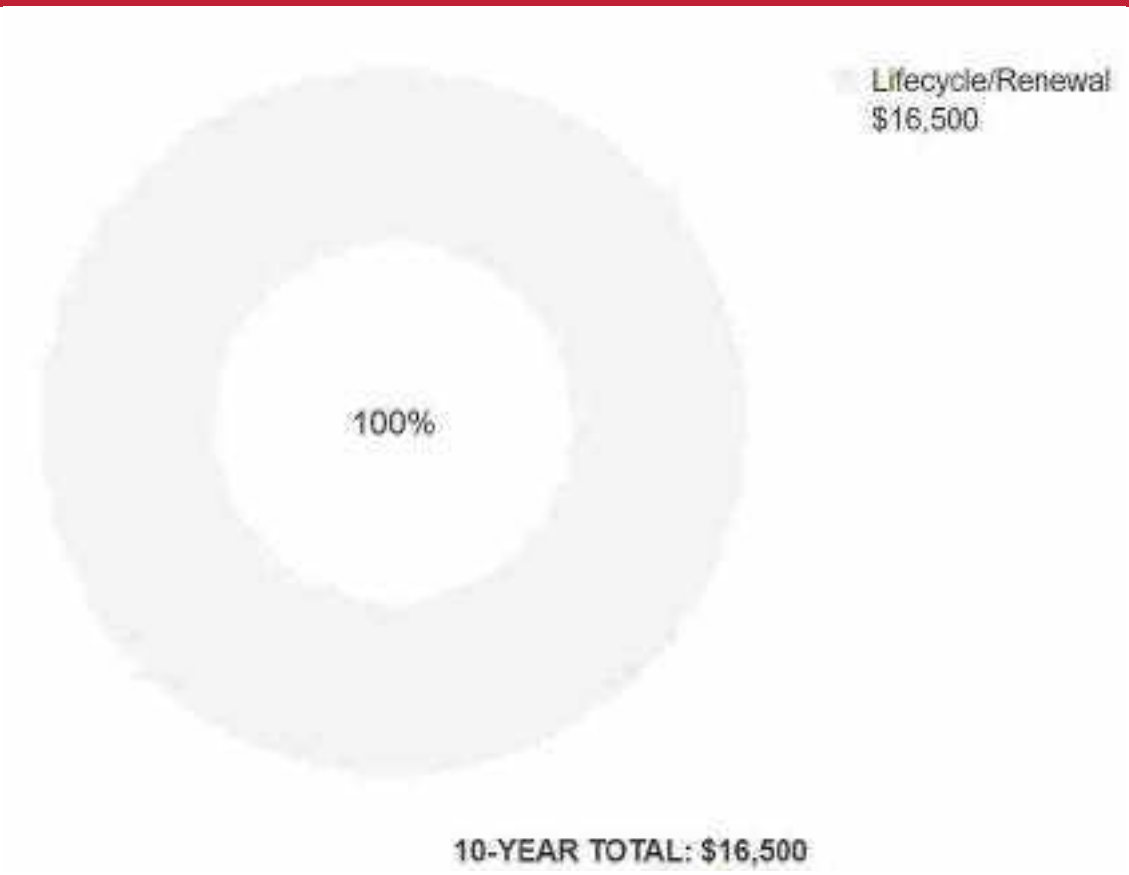
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. Playground

Playground			
Asset Type	Playground		
Asset Location	Middle of park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Play Structure	Swing Set, 4 Seats, Replace	1 EA	Fair
Play Structure	Multipurpose, Small, Replace	1 EA	Good
Playfield Surfaces	Chips Rubber, 3" Depth, Replace	2850 SF	Good
Play Structure	Multipurpose, Large, Replace	1 EA	Good
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	1 EA	Good
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

B-7. General Site

General Site			
Asset Type	General site		
Asset Location	Throughout park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Picnic Table	Precast Concrete, Replace	3 EA	Good
Sidewalk	Masonry Pavers, Replace	2720 SF	Good
Irrigation System	Pop-Up Spray Heads, Commercial, Replace/Install	45990 SF	Good
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Picnic Table	Precast Concrete, Replace	1 EA	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	1 EA	Good
Signage	Property, Monument, Replace/Install	1 EA	Good

General Site

Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Good
Irrigation System	Control Panel, Replace	1 EA	Good
Sidewalk	Concrete, Small Areas/Sections, Replace	2750 SF	Good
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	550 SF	Good
Landscaping and Topography	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The date of construction of the park is unspecified. It appeared that the park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Park Name: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Playground	Unidentified	Unknown	No
General Site	Unidentified	Unknown	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

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.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Willow Springs Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measure plans can be evaluated for the facility.

Bureau Veritas has identified no Energy Conservation Measures (ECMs) for this property.

J. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Willow Springs Park, 515 North Willow Springs Lane, Glendora, California 91741, 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.

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.

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

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

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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - OVERVIEW OF PARK

2 - CHILDREN PLAY AREA

3 - PLAY STRUCTURE

4 - STORAGE SHED

5 - PRECAST CONCRETE PICNIC TABLE

6 - SWING SET

Photographic Overview

7 - DRINKING FOUNTAIN

8 - GRILL

9 - TRASH RECEPTACLE

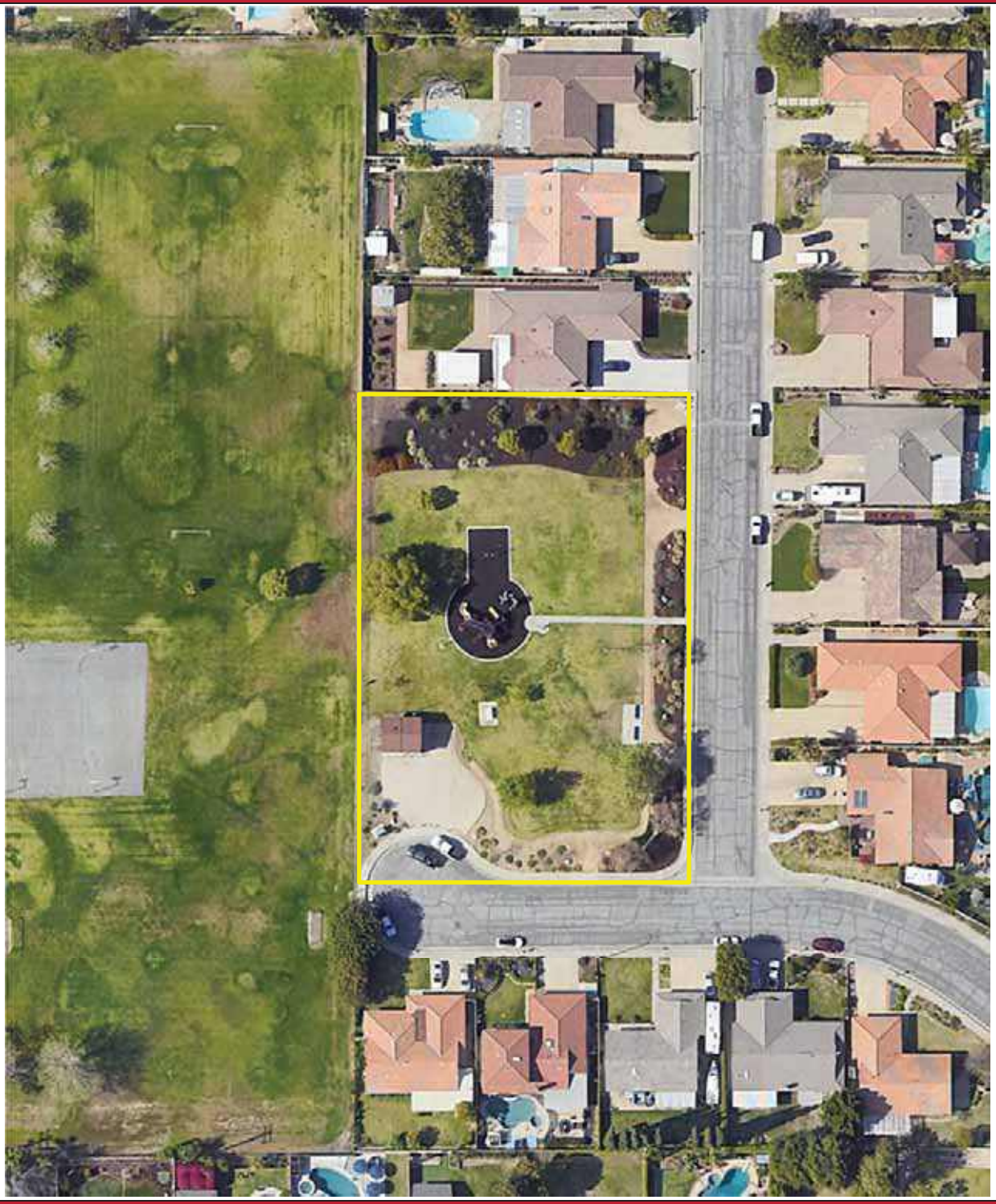
10 - POLE LIGHT

11 - CONCRETE SIDEWALK

12 - MASONRY PAVERS

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-038.379	Willow Springs Park
Source	**On-Site Date**
Google	December 20, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Willow Springs Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

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	Renovated	Unknkwn
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	Unknown	
		Site Pavement	Unknown	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Willow Springs Park

BV Project Number: 158691.23R000-038.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?	X			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Willow Springs Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Good	Drinking Fountain, Exterior/Site, Metal Pedestal	1	13	7179810
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	550 SF	23	7179801
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Masonry Pavers	2,720 SF	23	7179802
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	2,750 SF	37	7179799
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	8	7179813
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7179812
G2050	Site	Good	Play Structure, Multipurpose, Small	1	17	7179803
G2050	Site	Good	Playfield Surfaces, Chips Rubber, 3" Depth	2,850 SF	12	7179800
G2050	Site	Good	Play Structure, Multipurpose, Large	1	17	7179797
Sitework						
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179816
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179814
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7179809
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179798
G2060	Site	Fair	Picnic Table, Precast Concrete	1	10	7179808
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7179807
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	15	7179805
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	45,990 SF	14	7179815
G2080	Site	Good	Irrigation System, Control Panel [No tag found]	1	10	7179804

Component Condition Report | Willow Springs Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	14	7179806

Appendix F:
Replacement Reserves

Replacement Reserves Report

Willow Springs Park

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Willow Springs Park	$0	$0	$0	$0	$0	$0	$967	$0	$4,275	$0	$11,249	$1,308	$19,200	$2,974	$108,205	$7,782	$0	$100,410	$0	$0	$0	**$256,371**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$967**	**$0**	**$4,275**	**$0**	**$11,249**	**$1,308**	**$19,200**	**$2,974**	**$108,205**	**$7,782**	**$0**	**$100,410**	**$0**	**$0**	**$0**	**$256,371**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179810	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	2	13	1	EA	$1,500.00	$2,025.00	$2,025														$2,025								**$2,025**
G2050	Site	7179812	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810																**$810**
G2050	Site	7179813	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$2,500.00	$3,375.00	$3,375									$3,375														**$3,375**
G2050	Site	7179800	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	3	12	2850	SF	$3.50	$4.73	$13,466													$13,466										**$13,466**
G2050	Site	7179803	Play Structure, Multipurpose, Small, Replace	20	3	17	1	EA	$10,000.00	$13,500.00	$13,500																		$13,500				**$13,500**
G2050	Site	7179797	Play Structure, Multipurpose, Large, Replace	20	3	17	1	EA	$35,000.00	$47,250.00	$47,250																		$47,250				**$47,250**
G2060	Site	7179808	Picnic Table, Precast Concrete, Replace	25	15	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
G2060	Site	7179809	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7179805	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7179807	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7179804	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$5,000.00	$6,750.00	$6,750											$6,750											**$6,750**
G2080	Site	7179815	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	6	14	45990	SF	$1.00	$1.35	$62,087															$62,087							**$62,087**
G4050	Site	7179806	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	6	14	1	EA	$7,000.00	$9,450.00	$9,450															$9,450							**$9,450**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$810**	**$0**	**$3,375**	**$0**	**$8,370**	**$945**	**$13,466**	**$2,025**	**$71,537**	**$4,995**	**$0**	**$60,750**	**$0**	**$0**	**$0**	**$166,273**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$967**	**$0**	**$4,275**	**$0**	**$11,249**	**$1,308**	**$19,200**	**$2,974**	**$108,205**	**$7,782**	**$0**	**$100,410**	**$0**	**$0**	**$0**	**$256,371**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALCID
Play Structure	Multipurpose, Small	Replace	Site	Good	34.144275	-117.842947	https://www.google.com/maps?q=34.144275,-117.842947	Lifecycle-Renewal	Play Structure, Multipurpose, Small, Replace	3	20	17		1	10830	10830	002556		Willow Springs Park	7179803
Play Structure	Multipurpose, Large	Replace	Site	Good	34.144247	-117.842963	https://www.google.com/maps?q=34.144247,-117.842963	Lifecycle-Renewal	Play Structure, Multipurpose, Large, Replace	3	20	17		1	37905	37905			Willow Springs Park	7179797
Sidewalk	Concrete, Small Areas/Sections	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle-Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	13	50	37		2750	21.66	59565			Willow Springs Park	7179799
Signage	Property, Monument	Replace/Install	Site	Good	34.143870	-117.842665	https://www.google.com/maps?q=34.143870,-117.842665	Lifecycle-Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	002567		Willow Springs Park	7179807
Picnic Table	Precast Concrete	Replace	Site	Good	34.144047	-117.842688	https://www.google.com/maps?q=34.144047,-117.842688	Lifecycle-Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6	002566		Willow Springs Park	7179814
Drinking Fountain	Exterior/Site, Metal Pedesta	Replace	Site	Good	34.144223	-117.842875	https://www.google.com/maps?q=34.144223,-117.842875	Lifecycle-Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	2	15	13		1	3624.5	1624.5	002564		Willow Springs Park	7179810
Picnic Table	Precast Concrete	Replace	Site	Good	34.144305	-117.843124	https://www.google.com/maps?q=34.144305,-117.843124	Lifecycle-Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6	002580		Willow Springs Park	7179798
Picnic Table	Precast Concrete	Replace	Site	Fair	34.144102	-117.842986	https://www.google.com/maps?q=34.144102,-117.842986	Lifecycle-Renewal	Picnic Table, Precast Concrete, Replace	15	25	10		1	1299.6	1299.6	002514		Willow Springs Park	7179808
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.144312	-117.843187	https://www.google.com/maps?q=34.144312,-117.843187	Lifecycle-Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	9	20	11		1	758.1	758.1	002572		Willow Springs Park	7179809
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle-Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	7	30	23		550	27.075	14888.25			Willow Springs Park	7179801
Sidewalk	Masonry Pavers	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle-Renewal	Sidewalk, Brick/Masonry Pavers, Replace	7	30	23		2720	35.739	97230.08			Willow Springs Park	7179802
Play Structure	Swing Set, 4 Seats	Replace	Site	Fair	34.144340	-117.842950	https://www.google.com/maps?q=34.144340,-117.842950	Lifecycle-Renewal	Play Structure, Swing Set, 4 Seats, Replace	12	20	8		1	2707.5	2707.5	002565		Willow Springs Park	7179813
Playfield Surfaces	Chips Rubber, 3" Depth	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle-Renewal	Playground Surfaces, Rubber, Chips, 3" Depth, Replace	3	15	12		2850	3.7905	10802.925			Willow Springs Park	7179800
Irrigation System	Control Panel	Replace	Site	Good	34.144081	-117.843107	https://www.google.com/maps?q=34.144081,-117.843107	Lifecycle-Renewal	Irrigation System, Control Panel, Replace	5	15	10		1	5415	5415	002535		Willow Springs Park	7179804
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.144180	-117.843039	https://www.google.com/maps?q=34.144180,-117.843039	Lifecycle-Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Insta	6	20	14		1	7581	7581	002569		Willow Springs Park	7179806
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.144176	-117.843113	https://www.google.com/maps?q=34.144176,-117.843113	Lifecycle-Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	9	15	6		1	649.8	649.8	002571		Willow Springs Park	7179812
Irrigation System	Pop-Up Spray Heads, Commercial	Replace/Install	Site	Good			https://www.google.com/maps?q=	Lifecycle-Renewal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	6	20	14		45990	1.083	49807.17			Willow Springs Park	7179815
Picnic Table	Precast Concrete	Replace	Site	Good	34.144086	-117.842607	https://www.google.com/maps?q=34.144086,-117.842607	Lifecycle-Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6			Willow Springs Park	7179816
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Good	34.144110	-117.843009	https://www.google.com/maps?q=34.144110,-117.843009	Lifecycle-Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	5	20	15		1	758.1	758.1	002518		Willow Springs Park	7179805
Site Light Pole	20' Height, w/o Base or Fixtures	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle-Renewal	Pole Post Top	29	40	11		1	2490.9	2490.9			Willow Springs Park	7179811

Appendix H:
Equipment Inventory

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Appendix I:
Energy Conservation Measures Calculations

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Appendix J:
Lighting System Schedule

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Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Gladstone Park Restrooms
600 East Gladstone Street
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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Progra anager

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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Restroom Building
Main Address	600 East Gladstone Street, Glendora, California 91741
Site Developed	1965
Site Area	8.46 acres (estimated)
Parking Spaces	56 (estimated) total spaces all in open lots; two of which are accessible
Building Area	700 square feet
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Gladstone Park Restrooms building was originally built in 1965. It is located to the south of Gladstone Park. No major renovations were reported or observed during inspection.

Architectural

The small restroom building appeared to have slab on grade foundation. No structural deficiencies were observed. The pitched roof has layers of asphalt shingles that are free of any visible damage. The exterior façade is finished with glazed masonry units that showed no cracking and spalling issues due to water infiltration. The restroom floors and interior walls are finished with ceramic tiles. All the architectural assets are budgeted for replacement at the end of the expected useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is not equipped with any HVAC system. The plumbing fixtures are plumbed well with no reported issues of plumbing failures or leakages. No domestic hot water is supplied to the building. The electrical distribution network is satisfactory to meet the required demand load, and interior lighting fixtures consist of horizontally installed wall packs and surface mounted can-lights. Wall mounted fire extinguishers are mounted by the interior wall for fire protection.

Site

Site maintenance appears to be well-maintained, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

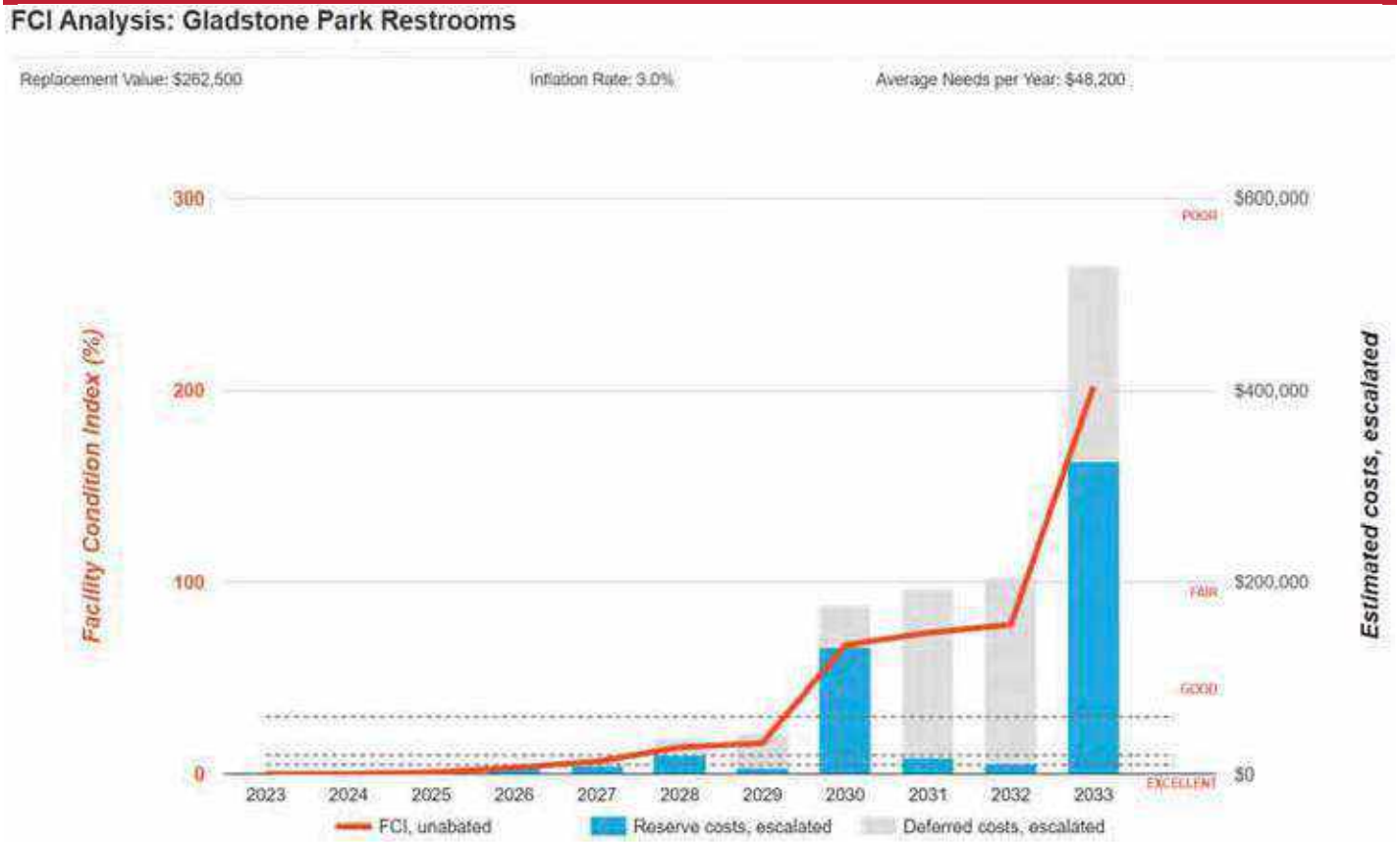
FCI Analysis | Gladstone Park Restrooms

Replacement Value	*Total SF*	*Cost/SF*
$ 262,500	*700*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 9,100	3.4 %
5-Year	$ 37,400	14.2 %
10-Year	$ 530,200	202.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not identify any immediate needs with the property.

Key Findings

Supplemental Components in Poor Condition.

Hand Dryer, Restroom
Gladstone Park Restrooms

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Not functional - AssetCALC ID: 7052027

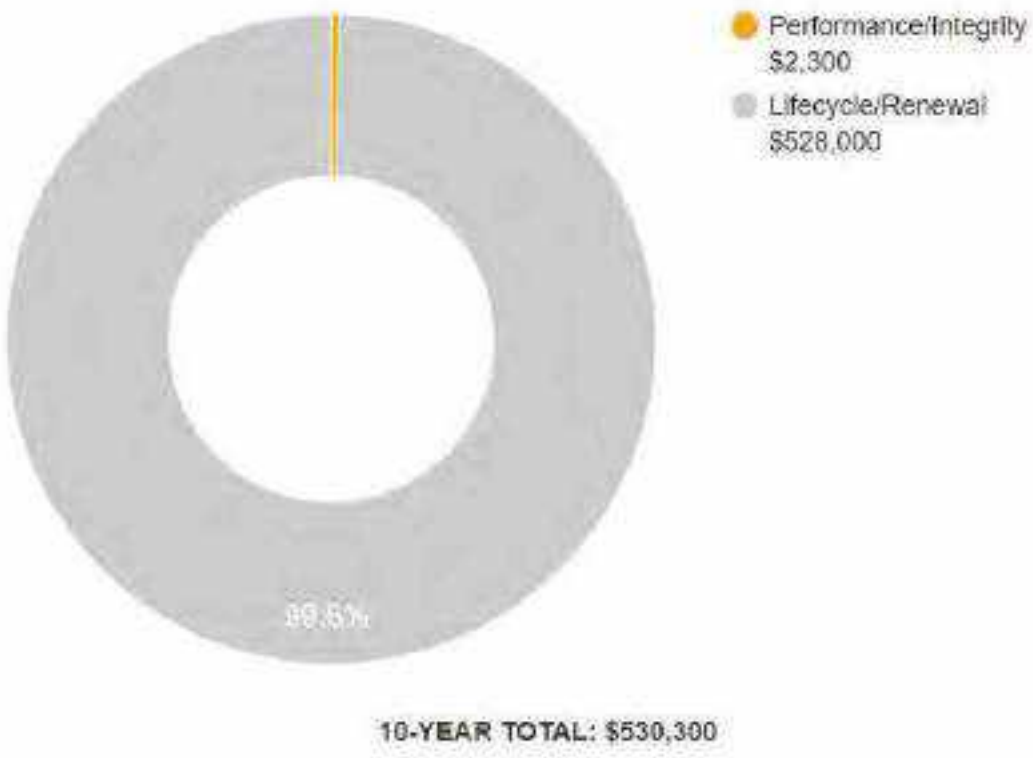
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: Ceramic tile Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Excellent
Site Development	Property entrance signage Playgrounds and basketball field with site lights Moderately furnished park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Non-operational hand dryer in the men’s restroom	

Systems 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	-	-	$8,500	-	$16,700	$25,200
Roofing	-	-	-	$5,900	-	$5,900
Interiors	-	-	$3,900	-	$45,500	$49,400
Plumbing	-	-	$2,300	$36,200	$23,900	$62,400
HVAC	-	$2,300	$2,500	-	$6,400	$11,200
Electrical	-	-	-	$4,500	$32,300	$36,800
Special Construction & Demo	-	-	-	-	$42,100	$42,100
Site Development	-	-	$14,900	$417,200	$66,000	$498,100
Site Pavement	-	-	$3,100	$3,600	$9,000	$15,700
Site Utilities	-	-	-	$25,400	-	$25,400
TOTALS (3% inflation)	**-**	**$2,300**	**$35,100**	**$492,800**	**$242,000**	**$772,200**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1965.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Gladstone Park Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Gladstone Park Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$72 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$57 *n Current ollars*
Net Effective ECM Payback	1.28 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$63	$63	1.00	10

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No electric utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

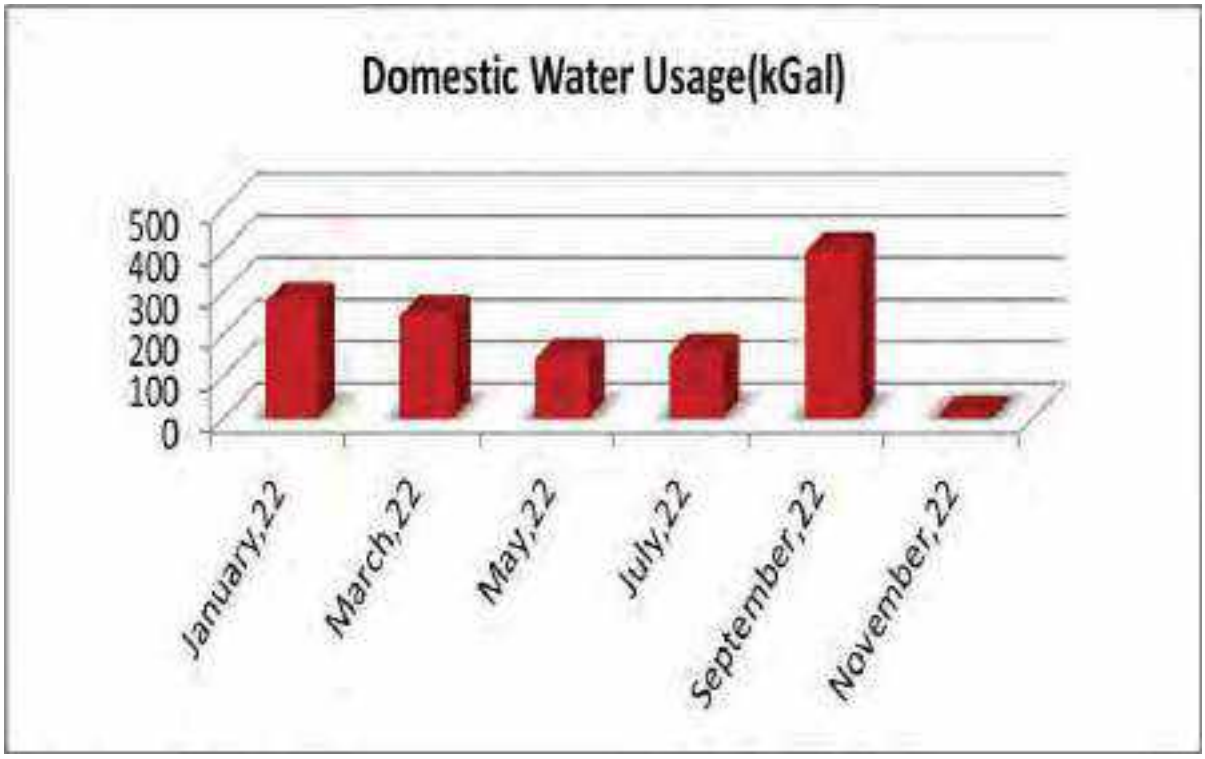
The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water is bi-monthly.

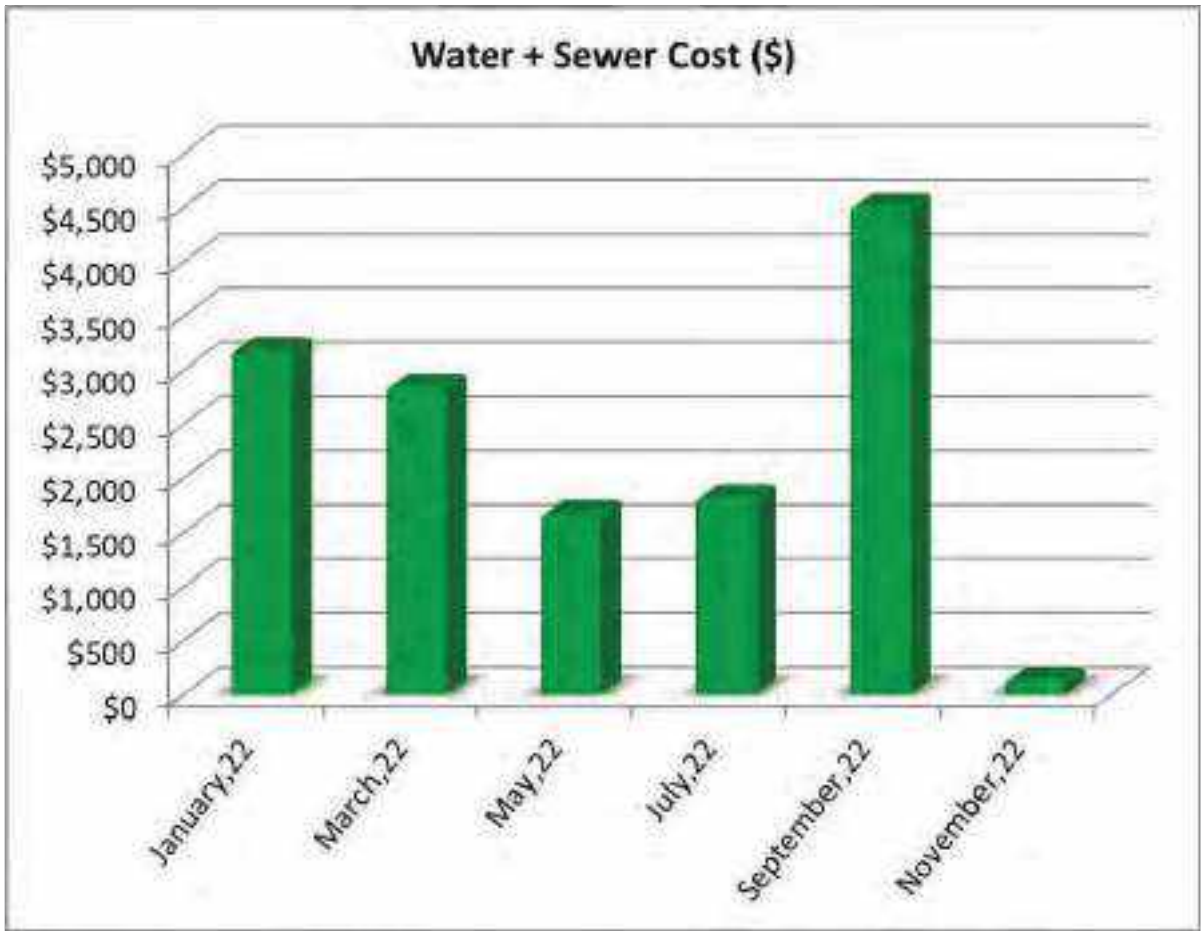
The water consumption pattern remains more or less flat over the 12-month period.

Based on the 2022 water usage and costs provided, the average blended price paid during the year was $11.18/kGal. The total annual consumption for the 12-month period analyzed is 1,266 kGal for a total cost of $14,145 kGal.

. Water and Sewer Consumption and Cost Data			
Billing Month	Consumption (kGal)	Unit Cost (per kGal)	Total Cost
January,22	284	$11.18	$3,177
March,22	254	$11.18	$2,842
May,22	150	$11.18	$1,672

. Water and Sewer Consumption and Cost Data			
July,22	162	$11.18	$1,814
September,22	403	$11.18	$4,506
November,22	12	$11.18	$134
TOTAL/AVERAGE	**1,266**	**$11.18**	**$14,145**


Domestic Water Usage(kGal)
500
400
300
200
100
0
January,22
March,22
May,22
July,22
September,22
November,22


Water + Sewer Cost ($)
$5,000
$4,500
$4,000
$3,500
$3,000
$2,500
$2,000
$1,500
$1,000
$500
$0
January,22
March,22
May,22
July,22
September,22
November,22

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gladstone Park Restrooms, 600 East Gladstone Street, Glendora, California 91741, 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 an 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - UTILITY CLOSET

6 - RESTROOM OVERVIEW

Photographic Overview

7 - TOILETS

8 - SINKS

9 - URINALS

10 - DRINKING FOUNTAIN

11 - DISTRIBUTION PANEL

12 - IRRIGATION CONTROL PANEL

Photographic Overview

13 - BACKFLOW PREVENTER

14 - SIGNAGE

15 - PICNIC TABLE

16 - PLAY STRUCTURE

17 - BASKETBALL COURT

18 - PARKING LOT

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-039.379	Gladstone Park Restrooms
Source	**On-Site Date**
Google Earth	November 7, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Gladstone Park Restrooms

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.676.6311

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	YOC - 1965 SF - 365
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

No Documents Associated
With This Appendix

Appendix E:
Component Condition Report

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	5	7177641
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	17	7052006
Roofing						
B3010	Roof- Restroom Building	Fair	Roofing, Asphalt Shingle, 20-Year Standard	933 SF	7	7051991
Interiors						
C1090	Restrooms building	Fair	Toilet Partitions, Metal	6	11	7051994
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	5	7177638
C2010	Restrooms building	Good	Wall Finishes, Ceramic Tile	1,200 SF	28	7052019
C2030	Restrooms building	Fair	Flooring, Ceramic Tile	700 SF	20	7052011
C2050	Restrooms building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	700 SF	5	7177639
Plumbing						
D2010	Site- Playarea	Fair	Backflow Preventer, Domestic Water	1	10	7052036
D2010	Restrooms- W	Fair	Toilet, Commercial Water Closet	4	7	7052035
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	9	7051997
D2010	Restrooms building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7052002
D2010	Restrooms- M	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7051998
D2010	Restrooms building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	700 SF	17	7177637
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	18	7052038
D2010	Restrooms- M	Fair	Urinal, Standard	2	10	7051988
D2010	Restrooms- W	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7052001
HVAC						
D3060	Restrooms- M	Poor	Supplemental Components, Hand Dryer, Restroom	1	2	7052027
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	5	7052003

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Utility closet	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP	1	15	7177640
D5020	Restrooms building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	700 SF	17	7051999
D5040	Restrooms building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	10	7177636
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	4	10	7177692
Pedestrian Plazas & Walkways						
G2020	Parking lot	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,490 SF	25	7052017
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	4,400 SF	5	7052034
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	2,800 SF	37	7051995
Athletic, Recreational & Playfield Areas						
G2050	Site- Playarea 2	Fair	Play Structure, Multipurpose, Large	1	7	7052024
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	3	7052016
G2050	Site- Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	12	7052009
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	8	7052008
G2050	Site- Playarea	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	450 SF	3	7052030
G2050	Site- Playarea 2	Fair	Campground Accessories, Grill, Pedestal-Style	1	3	7052040
G2050	Site- Playarea	Fair	Play Structure, Multipurpose, Large	1	7	7052020
G2050	Site- Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	780 SF	12	7052015
Sitework						
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052031
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052042
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052023
G2060	Site- Playarea	Fair	Park Bench, Precast Concrete	1	10	7052004
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052018
G2060	Site- Basketball court	Fair	Park Bench, Metal Powder-Coated	1	7	7052013

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site- Playarea	Fair	Park Bench, Precast Concrete	1	10	7051990
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052029
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7052010
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7051987
G2060	Site- Playarea	Good	Picnic Table, Precast Concrete	1	19	7052032
G2060	Site- Playarea 2	Fair	Picnic Table, Metal Powder-Coated	1	5	7052007
G2060	Site- Basketball court	Fair	Park Bench, Metal Powder-Coated	1	7	7052005
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7052041
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052039
G2060	Site- Playarea	Good	Picnic Table, Precast Concrete	1	19	7052037
G2060	Site- Trees Covered Seating	Fair	Signage, Property, Monument, Replace/Install	1	4	7052000
G2060	Site- Playarea 2	Fair	Picnic Table, Wood/Composite/Fiberglass	1	5	7051996
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	7052022
G2060	Site- Trees Covered Seating	Fair	Picnic Table, Precast Concrete	1	14	7052012
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7052026
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	4	7052014
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7051992
G2060	Site- Playarea 2	Fair	Picnic Table, Wood/Composite/Fiberglass	1	4	7051986
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052021
G2060	Site- Trees Covered Seating	Fair	Picnic Table, Precast Concrete	1	16	7052033
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	150,000 SF	10	7177691
G2080	Restrooms building	Fair	Irrigation System, Control Panel	1	8	7052025
G4050	Site- Playarea	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	10	7051993

Appendix F:
Replacement Reserves

Replacement Reserves Report

Gladstone Park Restrooms

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Gladstone Park Restrooms	$0	$0	$2,292	$6,749	$8,357	$20,001	$5,803	$133,068	$17,101	$11,626	$325,211	$9,530	$40,363	$0	$2,450	$50,436	$2,600	$44,181	$8,216	$10,179	$35,550	**$733,712**
Grand Total	**$0**	**$0**	**$2,292**	**$6,749**	**$8,357**	**$20,001**	**$5,803**	**$133,068**	**$17,101**	**$11,626**	**$325,211**	**$9,530**	**$40,363**	**$0**	**$2,450**	**$50,436**	**$2,600**	**$44,181**	**$8,216**	**$10,179**	**$35,550**	**$733,712**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7177641	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1800	SF	$3.00	$4.05	$7,290						$7,290										$7,290						**$14,580**
B2050	Building Exterior	7052006	Exterior Door, Steel, Standard, Replace	40	23	17	4	EA	$600.00	$810.00	$3,240																		$3,240				**$3,240**
B3010	Roof- Restroom Building	7051991	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	933	SF	$3.80	$5.13	$4,786								$4,786														**$4,786**
C1090	Restrooms building	7051994	Toilet Partitions, Metal, Replace	20	9	11	6	EA	$850.00	$1,147.50	$6,885												$6,885										**$6,885**
C2010	Throughout	7177638	Wall Finishes, any surface, Prep & Paint	10	5	5	500	SF	$1.50	$2.03	$1,013						$1,013										$1,013						**$2,025**
C2030	Restrooms building	7052011	Flooring, Ceramic Tile, Replace	40	20	20	700	SF	$18.00	$24.30	$17,010																					$17,010	**$17,010**
C2050	Restrooms building	7177639	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	700	SF	$2.50	$3.38	$2,363						$2,363										$2,363						**$4,725**
D2010	Building exterior	7051997	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$6,600.00	$8,910.00	$8,910										$8,910												**$8,910**
D2010	Site- Playarea	7052036	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$6,600.00	$8,910.00	$8,910											$8,910											**$8,910**
D2010	Restrooms building	7177637	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	23	17	700	SF	$5.00	$6.75	$4,725																			$4,725			**$4,725**
D2010	Restrooms building	7052002	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,025.00	$2,025					$2,025																$2,025		**$4,050**
D2010	Restrooms- W	7052035	Toilet, Commercial Water Closet, Replace	30	23	7	4	EA	$1,300.00	$1,755.00	$7,020								$7,020														**$7,020**
D2010	Restrooms- M	7051988	Urinal, Standard, Replace	30	20	10	2	EA	$1,100.00	$1,485.00	$2,970											$2,970											**$2,970**
D2010	Restrooms- W	7052001	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,295.00	$4,590																$4,590						**$4,590**
D2010	Restrooms- M	7051998	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,295.00	$4,590																$4,590						**$4,590**
D2010	Utility closet	7052038	Sink/Lavatory, Service Sink, Floor, Replace	35	17	18	1	EA	$800.00	$1,080.00	$1,080																				$1,080		**$1,080**
D3060	Restrooms- M	7052027	Supplemental Components, Hand Dryer, Restroom, Replace	10	8	2	1	EA	$1,600.00	$2,160.00	$2,160			$2,160										$2,160									**$4,320**
D3060	Restrooms- W	7052003	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	1	EA	$1,600.00	$2,160.00	$2,160						$2,160										$2,160						**$4,320**
D5020	Utility closet	7177640	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP, Replace	30	15	15	1	EA	$5,700.00	$7,695.00	$7,695																$7,695						**$7,695**
D5020	Restrooms building	7051999	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	23	17	700	SF	$13.00	$17.55	$12,285																			$12,285			**$12,285**
D5040	Building exterior	7177692	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	4	EA	$250.00	$337.50	$1,350											$1,350											**$1,350**
D5040	Restrooms building	7177636	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	700	SF	$2.10	$2.84	$1,985											$1,985											**$1,985**
G2020	Site	7052034	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	4400	SF	$0.45	$0.61	$2,673						$2,673					$2,673					$2,673					$2,673	**$10,692**
G2050	Site- Basketball court	7052009	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	1	EA	$9,500.00	$12,825.00	$12,825												$12,825										**$12,825**
G2050	Site- Basketball court	7052015	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	13	12	780	SF	$6.50	$8.78	$6,845												$6,845										**$6,845**
G2050	Site	7052016	Campground Accessories, Grill, Pedestal-Style, Replace	15	12	3	1	EA	$600.00	$810.00	$810				$810																$810		**$1,620**
G2050	Site- Playarea 2	7052040	Campground Accessories, Grill, Pedestal-Style, Replace	15	12	3	1	EA	$600.00	$810.00	$810				$810																$810		**$1,620**
G2050	Site- Playarea	7052030	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	12	3	450	SF	$3.50	$4.73	$2,126				$2,126																$2,126		**$4,253**
G2050	Site- Playarea 2	7052024	Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	$35,000.00	$47,250.00	$47,250								$47,250														**$47,250**
G2050	Site- Playarea	7052020	Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	$35,000.00	$47,250.00	$47,250								$47,250														**$47,250**
G2050	Site	7052008	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	2	EA	$2,500.00	$3,375.00	$6,750									$6,750													**$6,750**
G2060	Site- Playarea 2	7052031	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																$810		**$810**
G2060	Site- Playarea 2	7052023	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																$810		**$810**
G2060	Site- Playarea 2	7052021	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																$810		**$810**
G2060	Site	7052014	Trash Receptacle, Portable/Light-Duty, Replace	15	11	4	1	EA	$400.00	$540.00	$540					$540																$540	**$1,080**
G2060	Site- Playarea 2	7051986	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Site- Playarea 2	7051996	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$810.00	$810						$810																**$810**
G2060	Site- Playarea 2	7052007	Picnic Table, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site- Playarea 2	7052026	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2060	Site- Basketball court	7052013	Park Bench, Metal Powder-Coated, Replace	20	13	7	1	EA	$700.00	$945.00	$945								$945														**$945**
G2060	Site- Basketball court	7052005	Park Bench, Metal Powder-Coated, Replace	20	13	7	1	EA	$700.00	$945.00	$945								$945														**$945**
G2060	Site- Playarea	7052004	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350											**$1,350**
G2060	Site- Playarea	7051990	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350											**$1,350**
G2060	Site	7052042	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052018	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052029	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052039	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site- Trees Covered Seating	7052012	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620							**$1,620**
G2060	Site- Trees Covered Seating	7052033	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
G2060	Site- Trees Covered Seating	7051992	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Trees Covered Seating	7052041	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Trees Covered Seating	7052010	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**

Replacement Reserves Report

Gladstone Park Restrooms

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site- Trees Covered Seating	7051987	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Playarea	7052032	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- Playarea	7052037	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- Trees Covered Seating	7052000	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	$3,000.00	$4,050.00	$4,050					$4,050																		**$4,050**
G2060	Site	7052022	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$4,050.00	$4,050							$4,050																**$4,050**
G2080	Restrooms building	7052025	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$6,750.00	$6,750									$6,750														**$6,750**
G2080	Site	7177691	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	150000	SF	$1.00	$1.35	$202,500											$202,500												**$202,500**
G4050	Site- Playarea	7051993	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	$7,000.00	$9,450.00	$18,900											$18,900												**$18,900**
Totals, Unescalated												**$0**	**$0**	**$2,160**	**$6,176**	**$7,425**	**$17,253**	**$4,860**	**$108,196**	**$13,500**	**$8,910**	**$241,988**	**$6,885**	**$28,310**	**$0**	**$1,620**	**$32,373**	**$1,620**	**$26,730**	**$4,826**	**$5,805**	**$19,683**	**$538,320**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,292**	**$6,749**	**$8,357**	**$20,001**	**$5,803**	**$133,068**	**$17,101**	**$11,626**	**$325,211**	**$9,530**	**$40,363**	**$0**	**$2,450**	**$50,436**	**$2,600**	**$44,181**	**$8,216**	**$10,179**	**$35,550**	**$733,712**

Appendix G:
Equipment Inventory List

Mechanical Inventory - Gladstone Park Restrooms							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Site- Playarea	Backflow Preventer	4 IN	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Building exterior	Backflow Preventer	4 IN	1	Unknown	Inaccessible	Inaccessible	Inaccessible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052036	D2010	**Backflow Preventer**	Domestic Water	4 IN	Gladstone Park Restrooms	Site- Playarea	Inaccessible	Inaccessible	Inaccessible		000268	
2	7051997	D2010	**Backflow Preventer**	Domestic Water	4 IN	Gladstone Park Restrooms	Building exterior					000423	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177640	D5020	**Supplemental Components**	Load Center, Single Phase Residential 120/240 V, 100 AMP		Gladstone Park Restrooms	Utility closet	No dataplate	No dataplate	No dataplate			
2	7177692	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 250 W		Gladstone Park Restrooms	Building exterior						4

Appendix H:
Energy Conservation Measures Calculations

Property of B All Rights Reserved

IC	Install Low low aucet Aerators
EAP2-b	Location: Restrooms
Attributes:	Replace 4x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit			Number of Occupants Affected by Retrofit	20	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	4	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 1.75 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	1.00	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	145	kWh	Annual Cost Savings In Form of Water	$20	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$43	$

COST BENE IT ANAL SIS				
Estimated Material Cost	$32	Estiamted Labor Cost	$31	
Estimated Total Annual Cost Savings	$63	$$	Estimated Total Installation Cost	$63	$$
Simple Payback Period	1.00	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent 6 Esti ated nnual Cost Sa ings 6 Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Big Tree Park
665 South Santa Fe Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-041.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 21, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Number of Buildings	None
Main Address	665 South Santa Fe Avenue, Glendora, California 91741
Site Developed	1970s Renovated: 2010 7 2016
Site Area	0.34 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Big Tree Park was developed in the early 1970s. In 2010, the City of Glenora expanded the park and built a large wood gazebo. In 2016, another expansion increased the park's area by 15,000 square feet. This expansion included the replacement of fencing and the implementation of drought-tolerant landscaping updates. Currently, the park covers an overall area of 25,000 square feet.

Amenities and General Site

The existing amenities at the community park include a wooden gazebo, unpaved walking trails, and pre-cast picnic benches. The site area is planted with seasonal planters. The site boundaries are fenced by vinyl fencing. The other assets identified at the site include a park entrance monument sign and pole mounted lights. Overall, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

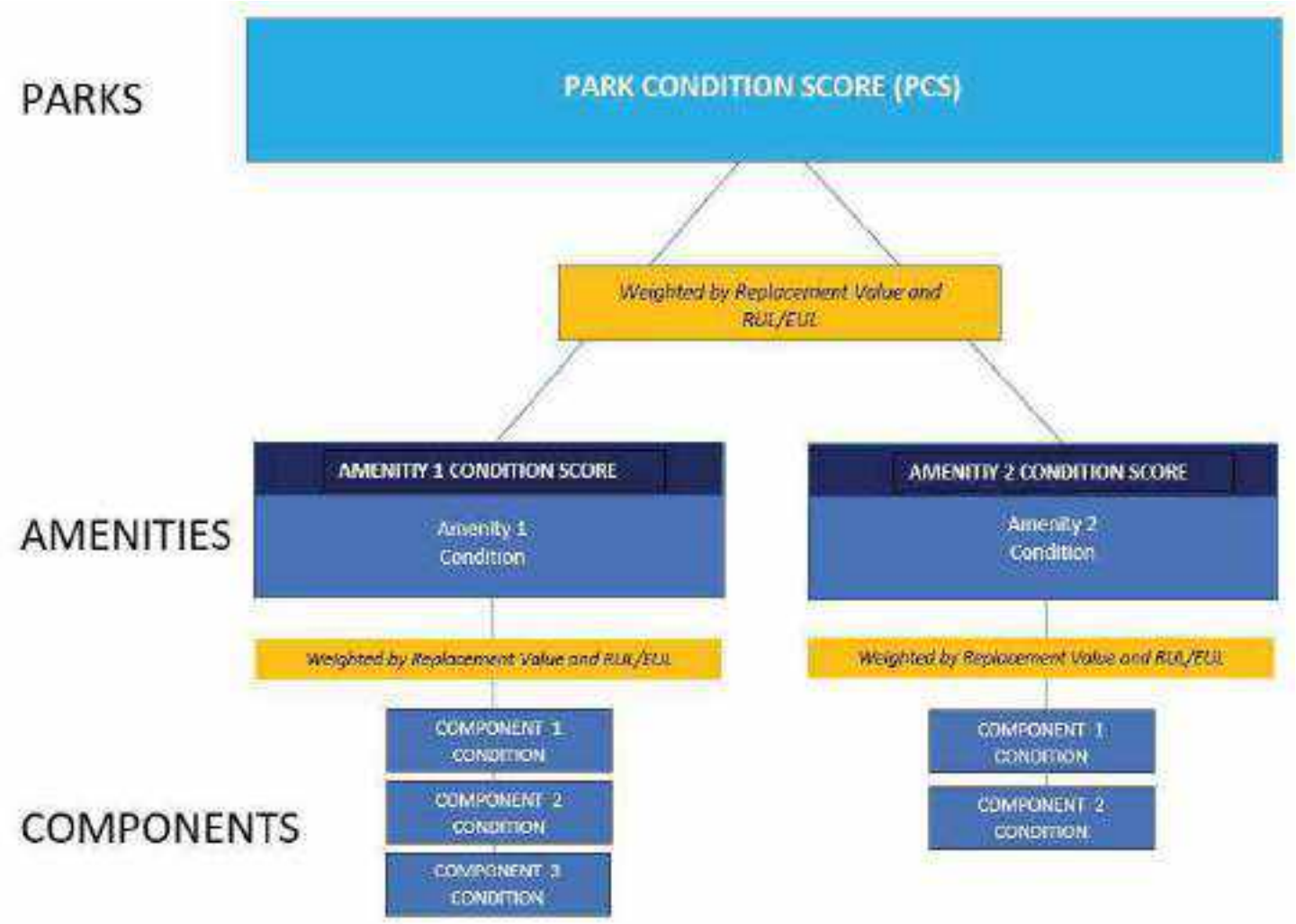
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Big Tree Park	OVERALL CONDITION SCORE **38**	TOTAL ACRES: REPLACEMENT VALUE: **$ 260,330** REMAINING VALUE: **$ 97,978** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE **38**	REPLACEMENT VALUE: **$ 260,330** REMAINING VALUE: **$ 97,978**

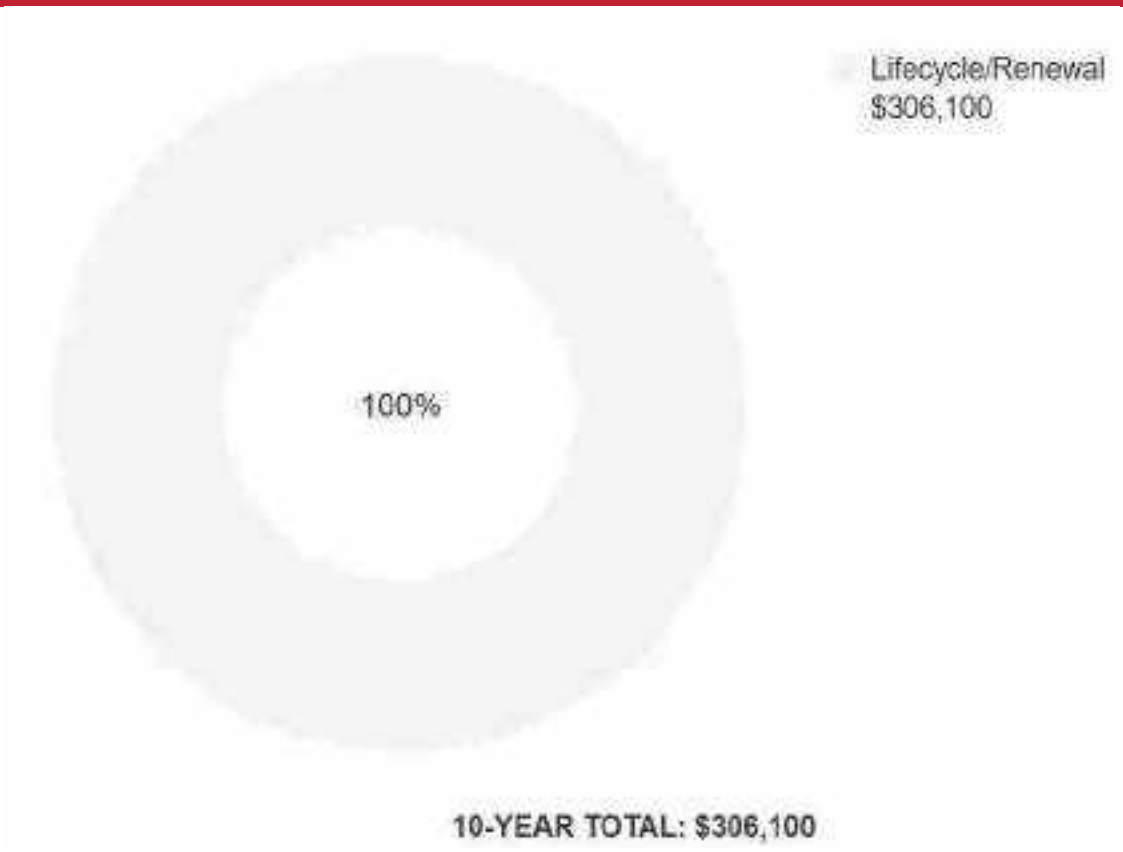
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site

General Site			
Asset Type	Community Park		
Asset Location	Throughout Park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Sidewalk	Brick/Masonry Pavers, Replace	5240 SF	Fair
Fences and Gates	Fence, Vinyl 6', Replace	320 LF	Fair
Park Bench	Precast Concrete, Replace	3 EA	Good
Parking/Roadway Lighting	Pole-Mounted, any type with LED, Replace	6 EA	Good
Bollard	Concrete or Metal, Replace	4 EA	Fair
Picnic Table	Precast Concrete, Replace	3 EA	Good
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	580 SF	Fair
Irrigation System	Pop-Up Spray Heads, Commercial, Replace/Install	18950 SF	Fair

General Site			
Signage	Property, Monument, Replace/Install	1 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Fair
Irrigation System	Control Panel, Replace	1 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	1700 SF	Good
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace/Install	2 EA	Good
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Fair
Landscaping and Topography	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	None identified at this time of assessment		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the facility were accessible and observed.

D. 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 checklists that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The park was originally constructed in early 1970s. The park has been substantially renovated in 2010 and 2016.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Big Tree Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Tree Park. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$103 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$234 *(In Current Dollars)*
Net Effective ECM Payback	0.44 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for the site. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Site Lighting to LED	$89	$260	0.34	15

J. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs).
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting.

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K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Tree Park, 665 South Santa Fe Avenue, Glendora, California 91741, 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.

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.

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.

Prepared by: Usama Anwar,
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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - PARK OVERVIEW 1

2 - PARK OVERVIEW 2

3 - PARK OVERVIEW 3

4 - SITE WALKWAY

5 - BRICK PAVED WALKWAY

6 - WOOD FRAMED GAZEBO

Photographic Overview

7 - DRINKING FOUNTAIN

8 - MONUMENT SIGNAGE

9 - POLE LIGHT

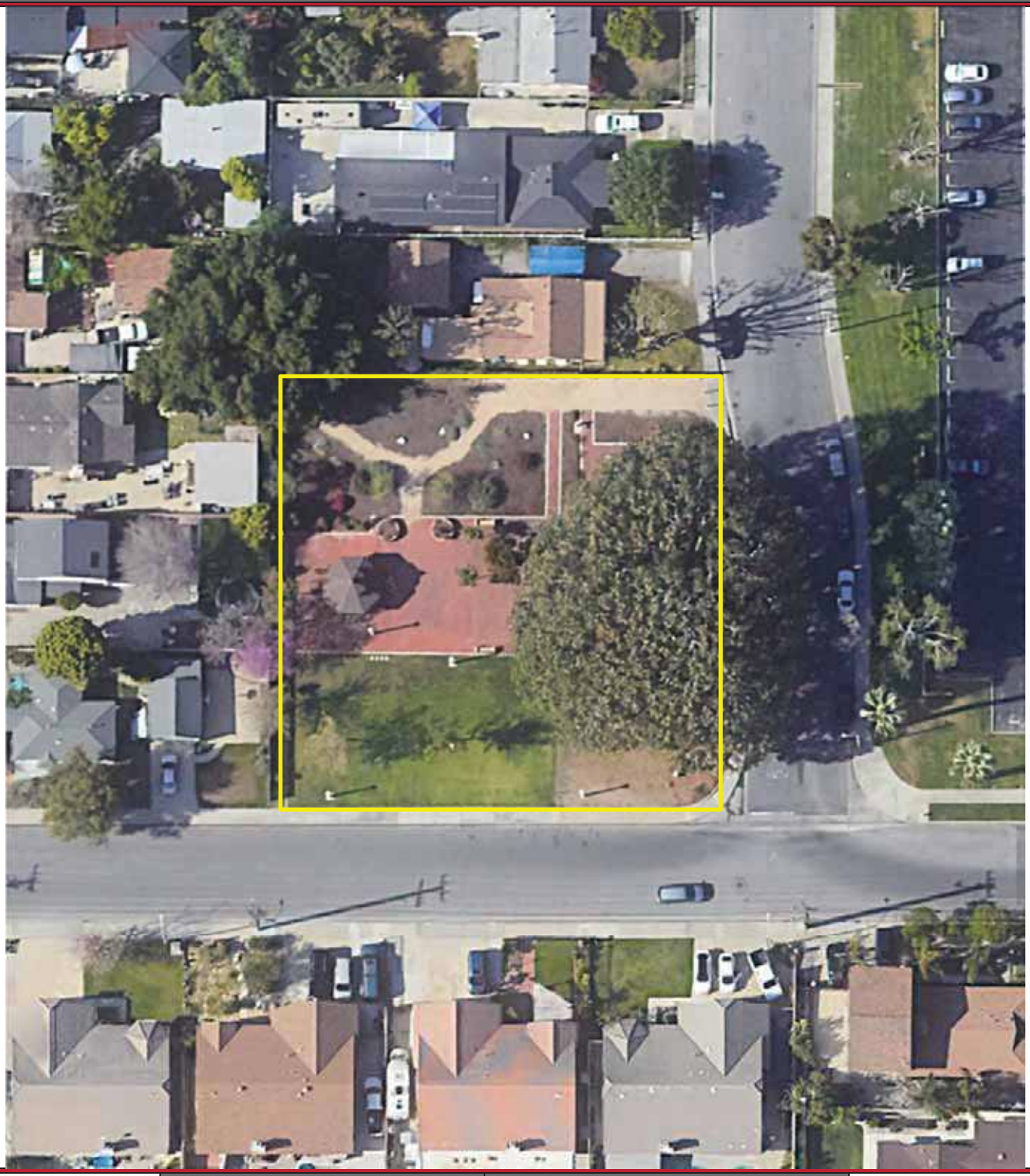
10 - CONCRETE PICNIC TABLE

11 - CONCRETE PARK BENCH

12 - SITE FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-041.379	Big Tree Park
Source	**On-Site Date**
Google	December 21, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Tree Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1970	Renovated:	2010; 2016 expansions
2	Building size in SF	25,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	Unknown	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Tree Park

BV Project Number: 158691.23R000-041.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	There are no buildings or parking areas at the property.
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	

Abbreviated Accessibility Checklist

Parking

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route

Exterior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Building Entrances

Building Entrances section not applicable at this site.

Abbreviated Accessibility Checklist

Interior Accessible Route

Interior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms

Public Restrooms section not applicable at this site.

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Playgrounds & Swimming Pools section not applicable at this site.

Hospitality section not applicable at this site.

Abbreviated Accessibility Checklist

Self-Service Storage

Self-Service Storage section not applicable at this site.

Abbreviated Accessibility Checklist

Courtrooms

Courtrooms section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Big Tree Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing							
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1		7	7179819
Special Construction & Demo							
F1020	Site- Gazebo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	580	SF	18	7179830
Pedestrian Plazas & Walkways							
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	5,240	SF	8	7179823
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,500	SF	30	7179841
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	200	SF	30	7179839
Sitework							
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 6'	320	LF	16	7179817
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179838
G2060	Site	Fair	Bollard, Concrete or Metal	4		12	7179837
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179824
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179829
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179818
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		15	7179836
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1		12	7179821
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179831
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179834
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1		12	7179828
G2060	Site	Good	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1		15	7179826
G2060	Site	Good	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1		15	7179833
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install [No tag found*]	18,950	SF	11	7179832
G2080	Site	Fair	Irrigation System, Control Panel [No tag found]	1		5	7179825

Component Condition Report | Big Tree Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179840
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179820
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179822
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179827
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179842
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179835

Appendix F:
Replacement Reserves

Replacement Reserves Report

Big Tree Park

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Tree Park	$0	$0	$0	$0	$0	$7,825	$0	$2,490	$295,717	$0	$0	$35,412	$10,394	$14,274	$0	$8,413	$19,411	$8,033	$33,325	$7,102	$12,191	**$454,588**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,825**	**$0**	**$2,490**	**$295,717**	**$0**	**$0**	**$35,412**	**$10,394**	**$14,274**	**$0**	**$8,413**	**$19,411**	**$8,033**	**$33,325**	**$7,102**	**$12,191**	**$454,588**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179819	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	$1,500.00	$2,025.00	$2,025								$2,025														**$2,025**
F1020	Site- Gazebo	7179830	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	580	SF	$25.00	$33.75	$19,575																		$19,575				**$19,575**
G2030	Site	7179823	Sidewalk, Brick/Masonry Pavers, Replace	30	22	8	5240	SF	$33.00	$44.55	$233,442									$233,442													**$233,442**
G2060	Site	7179828	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	1	EA	$700.00	$945.00	$945													$945									**$945**
G2060	Site	7179821	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	1	EA	$700.00	$945.00	$945													$945									**$945**
G2060	Site	7179817	Fences & Gates, Fence, Vinyl 6', Replace	25	9	16	320	LF	$28.00	$37.80	$12,096																	$12,096					**$12,096**
G2060	Site	7179824	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site	7179831	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site	7179834	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site	7179838	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350			**$1,350**
G2060	Site	7179829	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350			**$1,350**
G2060	Site	7179818	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350			**$1,350**
G2060	Site	7179836	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Site	7179826	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	5	15	1	EA	$500.00	$675.00	$675																$675						**$675**
G2060	Site	7179833	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	5	15	1	EA	$500.00	$675.00	$675																$675						**$675**
G2060	Site	7179837	Bollard, Concrete or Metal, Replace	30	18	12	4	EA	$1,000.00	$1,350.00	$5,400													$5,400									**$5,400**
G2080	Site	7179825	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$6,750.00	$6,750						$6,750															$6,750	**$13,500**
G2080	Site	7179832	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	9	11	18950	SF	$1.00	$1.35	$25,583												$25,583										**$25,583**
G4050	Site	7179835	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
G4050	Site	7179842	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
G4050	Site	7179822	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
G4050	Site	7179827	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
G4050	Site	7179820	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
G4050	Site	7179840	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620								**$1,620**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$6,750**	**$0**	**$2,025**	**$233,442**	**$0**	**$0**	**$25,583**	**$7,290**	**$9,720**	**$0**	**$5,400**	**$12,096**	**$4,860**	**$19,575**	**$4,050**	**$6,750**	**$337,541**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$7,825**	**$0**	**$2,490**	**$295,717**	**$0**	**$0**	**$35,412**	**$10,394**	**$14,274**	**$0**	**$8,413**	**$19,411**	**$8,033**	**$33,325**	**$7,102**	**$12,191**	**$454,588**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALCID
Park Bench	Precast Concrete	Replace	Site	Good	34.126985	-117.866689	https://www.google.com/maps?q=34.126985,-117.866689	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002532		Big Tree Park	7179838
Picnic Table	Precast Concrete	Replace	Site	Good	34.127192	-117.866446	https://www.google.com/maps?q=34.127192,-117.866446	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002516		Big Tree Park	7179824
Park Bench	Precast Concrete	Replace	Site	Good	34.126973	-117.866514	https://www.google.com/maps?q=34.126973,-117.866514	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002559		Big Tree Park	7179829
Park Bench	Precast Concrete	Replace	Site	Good	34.127208	-117.866791	https://www.google.com/maps?q=34.127208,-117.866791	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002507		Big Tree Park	7179818
Signage	Property, Monument	Replace/Install	Site	Good	34.126839	-117.866327	https://www.google.com/maps?q=34.126839,-117.866327	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	002562		Big Tree Park	7179836
Picnic Table	Precast Concrete	Replace	Site	Good	34.127000	-117.866537	https://www.google.com/maps?q=34.127000,-117.866537	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002532*		Big Tree Park	7179831
Picnic Table	Precast Concrete	Replace	Site	Good	34.126949	-117.866540	https://www.google.com/maps?q=34.126949,-117.866540	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002530		Big Tree Park	7179834
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site	Good	34.127242	-117.866320	https://www.google.com/maps?q=34.127242,-117.866320	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	20	15		1	541.5	541.5	002554		Big Tree Park	7179826
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site	Good	34.126860	-117.866790	https://www.google.com/maps?q=34.126860,-117.866790	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	20	15		1	541.5	541.5	002560		Big Tree Park	7179833
Drinking Fountain	Exterior/Site, Metal Pedestal	Replace	Site	Fair	34.127204	-117.866480	https://www.google.com/maps?q=34.127204,-117.866480	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	8	15	7		1	1624.5	1624.5	002517		Big Tree Park	7179819
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.127178	-117.866409	https://www.google.com/maps?q=34.127178,-117.866409	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	8	20	12		1	758.1	758.1	002598		Big Tree Park	7179828
Irrigation System	Control Panel	Replace	Site	Fair	34.127139	-117.866438	https://www.google.com/maps?q=34.127139,-117.866438	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	10	15	5		1	5415	5415	002506		Big Tree Park	7179825
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.126942	-117.866491	https://www.google.com/maps?q=34.126942,-117.866491	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	8	20	12		1	758.1	758.1	002536		Big Tree Park	7179821
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site-Gazebo	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		580	27.075	15703.5			Big Tree Park	7179830
Irrigation System	Pop-Up Spray Heads, Commercial	Replace/Install	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	9	20	11		18950	1.083	20522.85	002506*		Big Tree Park	7179832
Bollard	Concrete or Metal	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	18	30	12		4	1083	4332			Big Tree Park	7179837
Sidewalk	Brick/Masonry Pavers	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Brick/Masonry Pavers, Replace	22	30	8		5240	35.739	187272.36			Big Tree Park	7179823
Fences & Gates	Fence, Vinyl 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Vinyl 6', Replace	9	25	16		320	30.324	9703.68			Big Tree Park	7179817
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126982	-117.866528	https://www.google.com/maps?q=34.126982,-117.866528	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002535		Big Tree Park	7179835
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.127069	-117.866808	https://www.google.com/maps?q=34.127069,-117.866808	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002596		Big Tree Park	7179842
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126843	-117.866373	https://www.google.com/maps?q=34.126843,-117.866373	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002565		Big Tree Park	7179822
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126791	-117.866737	https://www.google.com/maps?q=34.126791,-117.866737	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002531		Big Tree Park	7179827
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126970	-117.866732	https://www.google.com/maps?q=34.126970,-117.866732	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002533		Big Tree Park	7179820
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126950	-117.866625	https://www.google.com/maps?q=34.126950,-117.866625	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002561		Big Tree Park	7179840
Sidewalk	Concrete, Large Areas	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	20	50	30		1500	9.747	14620.5			Big Tree Park	7179841
Sidewalk	Concrete, Large Areas	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	20	50	30		200	9.747	1949.4			Big Tree Park	7179839

Appendix H:
Equipment Inventory

THIS APPENDIX IS INTENTIONALLY LEFT BLANK.

Appendix I:
Energy Conservation Measures Calculations

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IC	Upgrade Site Lighting to LED
EAL10	Location: Site - Big Tree Park
Attributes:	Replace CFL (6x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
Upgrade Lighting to LED	1	6	6	839	251.60	9.

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	1	6	6	839	252	9
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment		Equipment Rentals	
Material Cost	6 .80	Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	21.62	Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30 /kWh	Estimated Annual Energy Savings	839
		Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05	Estimated Annual Energy Cost Savings	252
udgeted Initial Investment	89	Estimated Annual M Cost Savings	9
Estimated Return on Investment	0.3 ears	Estimated Annual Cost Savings	261
(Including M Savings)			

Disclaimer PREPARED UREAU ERITAS ( ). FE RUAR 2022 INF RMATI N C NTAINED IN THIS D CUMENT IS PRI ILEGED AND C NFIDENTIAL TRADE SECRET AND IS THE S LE PR PERT F . THIS MATERIAL MUST E C NSIDERED PRI ELEDGED AND C NFIDENTIAL ALL PARTIES PRI .

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Big Tree Park	Interior	1	Site			-	0	Photosensor	CFL	CFL - Screw-in	CFL55	6	Pole Post Top	Prism		6	No	≥ 9	4,368	1,441

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

South Hills Park Restrooms
701 East Mauna Loa Avenue
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

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ON SITE DATE:
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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Restroom Building
Main Address	701 East Mauna Loa Avenue, Glendora, California 91741
Site Developed	1973
Site Area	1.33 acres (estimated)
Parking Spaces	56 total spaces all in open lots; two of which are accessible
Building Area	374 square feet
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

South Hills Park Restrooms building was originally built in 1973. It is located to the eastern end of the park. No major renovations were reported or observed during inspection.

Architectural

The building is made of concrete masonry units and has a gated entrance to both men and women restrooms. The structural components appeared free of any deficiencies. The building roof is covered with low-pitched modified bitumen layers. No physical damage to the roof was directly visible, however it is covered with a large tree planted at its back. Excessive debris can cause excessive damage to the roof and cause moisture to become trapped, leading to structural damage. Hence, trimming of the tree is recommended to protect the rooftop and exterior facade. The exterior façade is finished with glazed masonry units that show no cracking and spalling issues due to water infiltration. The restroom floors are covered with ceramic tiles that exhibit no signs of degradation. All the architectural assets are budgeted for replacement at the end of the expected useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No HVAC system is installed in the building. Corrosion-resistant stainless steel plumbing fittings and fixtures are installed in the restrooms. The plumbing fixtures are plumbed well with no reported issues of plumbing failures or leakages. No domestic hot water is supplied to the building. A pole-mounted secondary transformer feeds and satisfies the low-voltage distribution system in the building to meet electrical load. Wall pack lights illuminate the interior spaces of the building. No fire protection system was identified in the building. An anticipatory cost for all the MEPF assets is anticipated.

Site

Asphalt parking lot and concrete paved sidewalks constitute the flatwork of the site. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained. A small play area containing play components and park benches is present next to the restroom building. Two small dog parks are also located at the western boundary of the park. Overall, site maintenance appears to be well-maintained, and site improvements and landscaping are generally in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

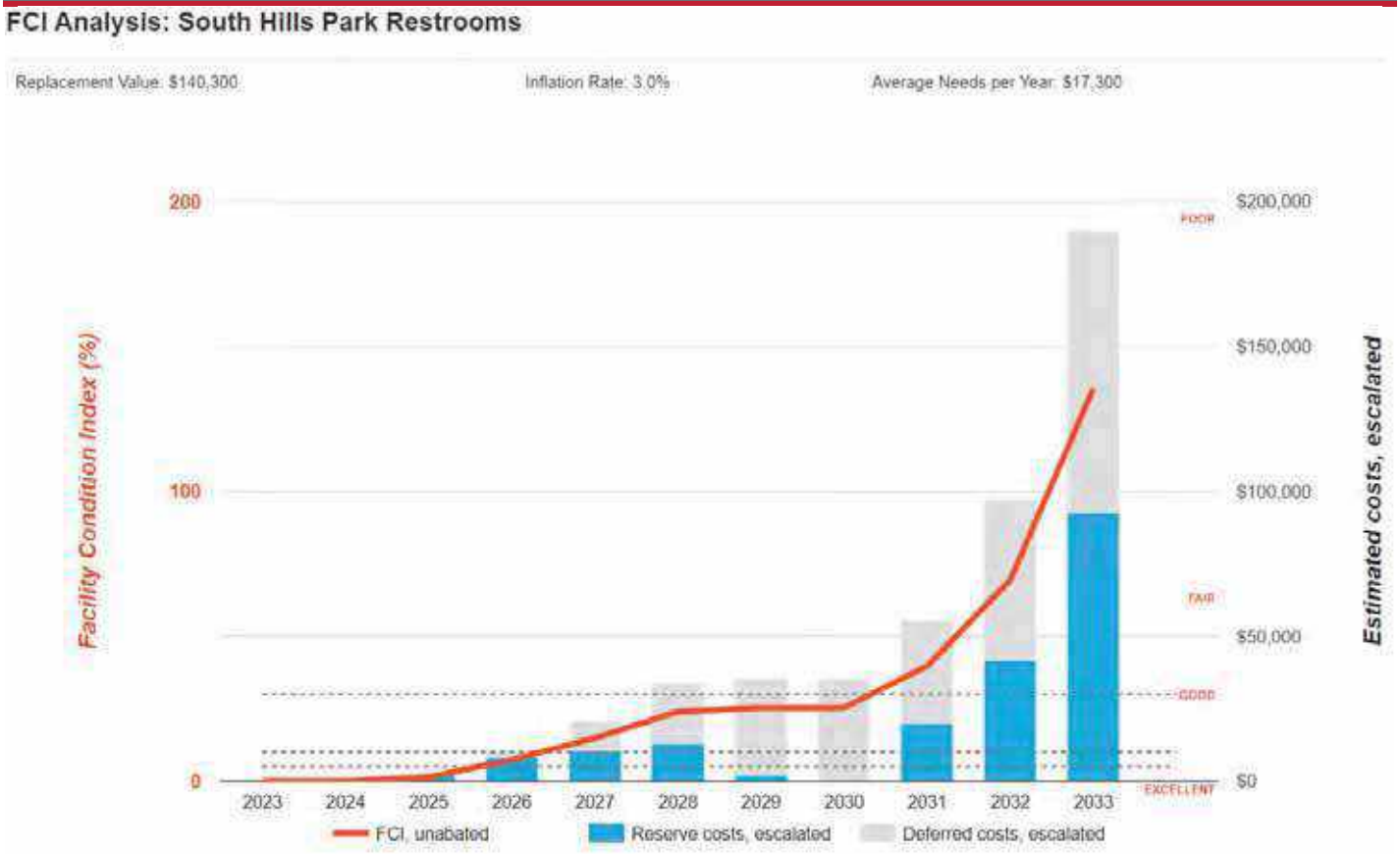
FCI Analysis | South Hills Park Restrooms

Replacement Value	*Total SF*	*Cost/SF*
$ 140,300	*374*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 10,300	7.3 %
5-Year	$ 33,700	24.0 %
10-Year	$ 190,100	135.5 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at the property.

Key Findings

Wall Finishes in Poor Condition.

Any Surface
South Hills Park Restrooms Throughout
Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $600

**$$**$$

Walls stained. Repainting required. - AssetCALC ID: 7052079

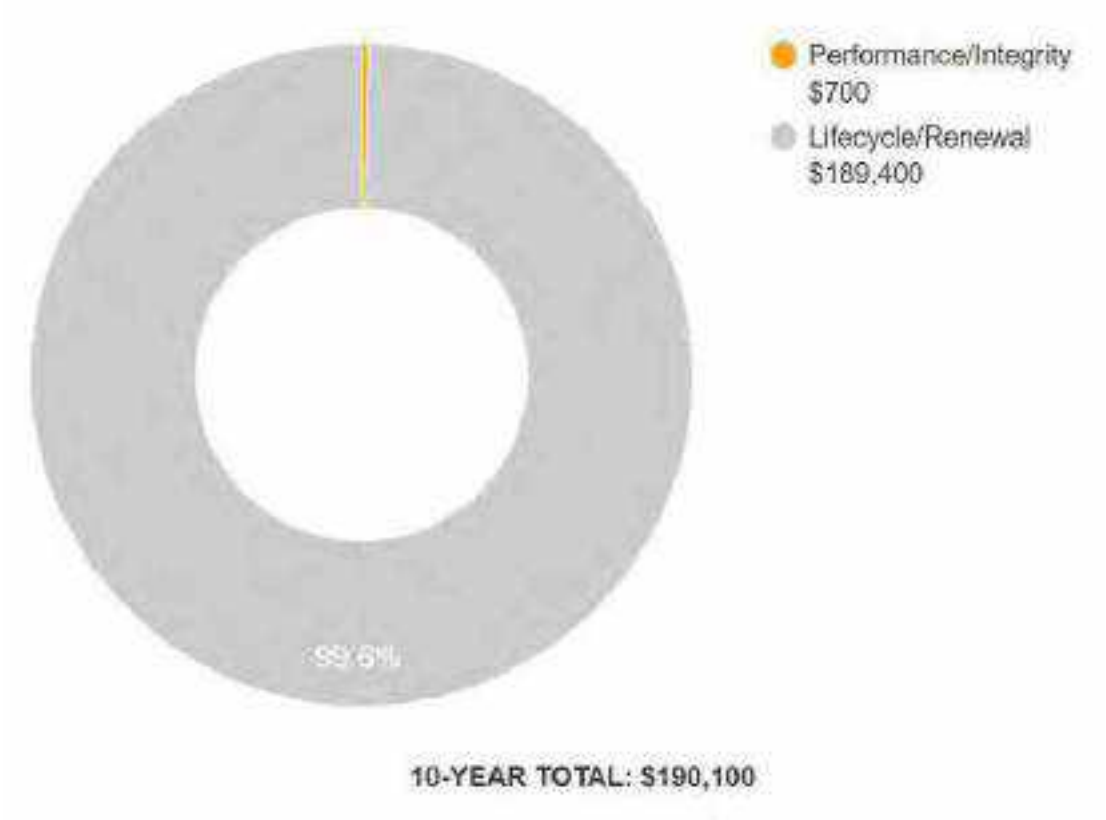
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

S ste	escription	Con ition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Wall Finish: Painted Brick	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and brick, ceramic tile Floors: Ceramic tile Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	--
Fire Suppression	None	--

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage Playgrounds and dog parks Moderately furnished with park benches and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Stained interior walls	

Systems 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	-	-	$7,700	-	$10,300	$17,900
Roofing	-	-	-	$12,300	-	$12,300
Interiors	-	$600	$1,100	$6,000	$25,700	$33,400
Plumbing	-	-	$4,600	$2,200	$20,100	$26,900
HVAC	-	-	$4,900	-	$6,600	$11,600
Electrical	-	-	-	$1,400	$13,300	$14,700
Site Pavement	-	-	$4,900	$5,700	$107,600	$118,200
Site Development	-	$1,300	$8,500	$79,400	$92,600	$181,800
Site Utilities	-	-	-	$49,300	-	$49,300
TOTALS (3% inflation)	-	**$2,000**	**$31,700**	**$156,400**	**$276,300**	**$466,400**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1973.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 *effecti e 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.

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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide South Hills Park Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on South Hills Park Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$36 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$28 *n Current ollars*
Net Effective ECM Payback	1.28 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$31	$31	1.00	10

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of South Hills Park Restrooms, 701 East Mauna Loa Avenue, Glendora, California 91741, 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 an 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MODIFIED BITUMEN ROOF

6 - RESTROOM OVERVIEW

Photographic Overview

7 - TOILET

8 - SINK

9 - PLAYSTRUCTURE

10 - SIDEWALK

11 - SIGNAGE

12 - PARKING LOT

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-042.379	South Hills Park Restrooms
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: South Hills Park Restrooms

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	YOC - 1973 SF - 374
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknowb		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: South Hills Park Restrooms

BV Project Number: 158691.23R000-042.379

Abbreviated Accessibility Checklist					
Facility History and 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	

Abbreviated Accessibility Checklist

Parking

SECOND AREA OF ACCESSIBLE PARKING

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?			X	
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

SECOND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Knee wraps are recommended
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7177775
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	2	4	7052128
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	720 SF	8	7052123
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	9	7052127
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	12	7052104
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	300 SF	2	7052079
C2030	Restrooms	Fair	Flooring, Ceramic Tile	374 SF	12	7052116
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	374 SF	3	7052077
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (includes fixtures)	374 SF	16	7052113
D2010	Site- Dog Park	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	4	7052130
D2010	Restrooms- Men	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	7052107
D2010	Restrooms- Women	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	7052078
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	7052124
D2010	Restrooms- Men	Fair	Urinal, Standard	1	12	7052121
D2010	Restrooms- Men	Fair	Toilet, Commercial Water Closet	1	12	7052118
D2010	Restrooms- Women	Fair	Toilet, Commercial Water Closet	2	11	7052101
HVAC						
D3060	Restrooms- Men	Fair	Supplemental Components, Hand Dryer, Restroom	1	5	7052069
D3060	Restrooms- Women	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	7052112
Electrical						

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 400 AMP	1	11	7177773
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	374 SF	17	7052084
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	374 SF	10	7052102
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	5,000 SF	3	7179984
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,000 SF	13	7179983
G2020	Site- Trail	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	749 SF	3	7052080
G2030	Building exterior	Fair	Sidewalk, Concrete, Small Areas/Sections	980 SF	20	7052109
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	600 SF	20	7052122
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7052103
G2050	Site- Small Play area	Good	Playfield Surfaces, Chips Wood, 3" Depth	320 SF	2	7052087
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052092
G2050	Site- large Play area	Good	Playfield Surfaces, Chips Wood, 3" Depth	600 SF	2	7052110
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052120
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	11	7052114
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7052095
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052126
G2050	Site- large Play area	Good	Play Structure, Swing Set, 4 Seats	1	13	7052096
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	9	7052119
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052082
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7052083
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	198 LF	17	7052091
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7052117

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052108
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052094
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052090
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052106
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052115
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7052075
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	9	7052081
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052086
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	5	7052098
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052088
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7052111
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	14	7052129
G2060	Site- Dog Park	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052097
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052085
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	9	7052093
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7052076
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	12,900 SF	10	7177774
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W	4	10	7179985

Appendix F:
Replacement Reserves

Replacement Reserves Report

South Hills Park Restrooms

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
South Hills Park Restrooms	$0	$0	$1,962	$8,330	$10,484	$12,864	$1,934	$0	$20,128	$41,746	$92,590	$85,438	$28,837	$45,594	$14,335	$5,889	$1,215	$15,757	$8,848	$3,551	$66,857	**$466,361**
Grand Total	**$0**	**$0**	**$1,962**	**$8,330**	**$10,484**	**$12,864**	**$1,934**	**$0**	**$20,128**	**$41,746**	**$92,590**	**$85,438**	**$28,837**	**$45,594**	**$14,335**	**$5,889**	**$1,215**	**$15,757**	**$8,848**	**$3,551**	**$66,857**	**$466,361**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	building exterior	7177775	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.05	$1,620						$1,620										$1,620							**$3,240**
B2050	Building Exterior	7052128	Exterior Door, Wire Mesh Metal, Gate, Replace	10	6	4	2	EA	$1,900.00	$2,565.00	$5,130					$5,130										$5,130							**$10,260**
B3010	Roof	7052123	Roofing, Modified Bitumen, Replace	20	12	8	720	SF	$10.00	$13.50	$9,720									$9,720													**$9,720**
C1090	Restrooms	7052127	Toilet Partitions, Metal, Replace	20	11	9	4	EA	$850.00	$1,147.50	$4,590										$4,590												**$4,590**
C2010	Restrooms	7052104	Wall Finishes, Ceramic Tile, Replace	40	28	12	300	SF	$18.00	$24.30	$7,290													$7,290									**$7,290**
C2010	Throughout building	7052079	Wall Finishes, any surface, Prep & Paint	10	8	2	300	SF	$1.50	$2.03	$608			$608										$608									**$1,215**
C2030	Restrooms	7052116	Flooring, Ceramic Tile, Replace	40	28	12	374	SF	$18.00	$24.30	$9,088													$9,088									**$9,088**
C2050	Throughout building	7052077	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	374	SF	$2.00	$2.70	$1,010				$1,010										$1,010								**$2,020**
D2010	Throughout building	7052113	Plumbing System, Supply & Sanitary, Very Low Density (includes fixtures), Replace	40	24	16	374	SF	$1.50	$2.03	$757																	$757					**$757**
D2010	Site- Dog Park	7052130	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	11	4	1	EA	$1,500.00	$2,025.00	$2,025					$2,025															$2,025		**$4,050**
D2010	Building exterior	7052124	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025															$2,025	**$4,050**
D2010	Restrooms- Men	7052107	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
D2010	Restrooms- Women	7052078	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	1	EA	$1,200.00	$1,620.00	$1,620												$1,620										**$1,620**
D2010	Restrooms- Women	7052101	Toilet, Commercial Water Closet, Replace	30	19	11	2	EA	$1,300.00	$1,755.00	$3,510												$3,510										**$3,510**
D2010	Restrooms- Men	7052121	Urinal, Standard, Replace	30	18	12	1	EA	$1,100.00	$1,485.00	$1,485													$1,485									**$1,485**
D2010	Restrooms- Men	7052118	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	$1,300.00	$1,755.00	$1,755													$1,755									**$1,755**
D3060	Restrooms- Women	7052112	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	1	EA	$1,600.00	$2,160.00	$2,160					$2,160										$2,160							**$4,320**
D3060	Restrooms- Men	7052089	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	1	EA	$1,600.00	$2,160.00	$2,160						$2,160										$2,160						**$4,320**
D5020	Utility closet	7177773	Distribution Panel, 120/208 V, 400 AMP, Replace	30	19	11	1	EA	$6,000.00	$8,100.00	$8,100												$8,100										**$8,100**
D5030	Throughout building	7052084	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	374	SF	$2.50	$3.38	$1,262																			$1,262			**$1,262**
D5040	Throughout building	7052102	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	374	SF	$2.10	$2.84	$1,060											$1,060											**$1,060**
G2020	Parking lot	7179984	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	5000	SF	$0.45	$0.61	$3,038				$3,038					$3,038						$3,038				$3,038			**$12,150**
G2020	Site- Trail	7052080	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	749	SF	$1.40	$1.89	$1,416				$1,416							$1,416								$1,416			**$4,247**
G2020	Parking lot	7179983	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	5000	SF	$3.50	$4.73	$23,625														$23,625								**$23,625**
G2030	Building exterior	7052109	Sidewalk, Concrete, Small Areas/Sections, Replace	50	30	20	980	SF	$20.00	$27.00	$26,460																					$26,460	**$26,460**
G2030	Site	7052122	Sidewalk, Concrete, Large Areas, Replace	50	30	20	600	SF	$9.00	$12.15	$7,290																					$7,290	**$7,290**
G2050	Site	7052103	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2050	Site	7052095	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2050	Site- Small Play area	7052087	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	320	SF	$1.00	$1.35	$432			$432			$432			$432			$432			$432			$432			$432	**$3,024**
G2050	Site- large Play area	7052110	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	600	SF	$1.00	$1.35	$810			$810			$810			$810			$810			$810			$810			$810	**$5,670**
G2050	Site	7052092	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052120	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052126	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052114	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$47,250.00	$47,250												$47,250										**$47,250**
G2050	Site- large Play area	7052096	Play Structure, Swing Set, 4 Seats, Replace	20	7	13	1	EA	$2,500.00	$3,375.00	$3,375														$3,375								**$3,375**
G2060	Building exterior	7052094	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Building exterior	7052090	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Building exterior	7052086	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Site- Dog Park	7052097	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Site	7052111	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7052076	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7052119	Picnic Table, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7052117	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7052081	Picnic Table, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site- Dog Park	7052082	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052083	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site- Dog Park	7052106	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site- Dog Park	7052115	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052088	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052085	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052108	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052129	Picnic Table, Metal Powder-Coated, Replace	20	6	14	1	EA	$700.00	$945.00	$945														$945								**$945**

Replacement Reserves Report

South Hills Park Restrooms

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7052091	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	198	LF	$21.00	$28.35	$5,613																		$5,613				**$5,613**
G2060	Building exterior	7052098	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	2	EA	$1,500.00	$2,025.00	$4,050						$4,050																	**$4,050**
G2060	Site	7052093	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	11	9	1	EA	$200.00	$270.00	$270										$270													**$270**
G2060	Site	7052075	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050												**$4,050**
G2080	site	7177774	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	12900	SF	$1.00	$1.35	$17,415											$17,415												**$17,415**
G4050	Site	7179985	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace	20	10	10	4	EA	$6,800.00	$9,180.00	$36,720											$36,720												**$36,720**
Totals, Unescalated												**$0**	**$0**	**$1,850**	**$7,623**	**$9,315**	**$11,097**	**$1,620**	**$0**	**$15,890**	**$31,995**	**$68,896**	**$61,722**	**$20,226**	**$31,047**	**$9,477**	**$3,780**	**$757**	**$9,533**	**$5,198**	**$2,025**	**$37,017**	**$329,067**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$1,962**	**$8,330**	**$10,484**	**$12,864**	**$1,934**	**$0**	**$20,128**	**$41,746**	**$92,590**	**$85,438**	**$28,837**	**$45,594**	**$14,335**	**$5,889**	**$1,215**	**$15,757**	**$8,848**	**$3,551**	**$66,857**	**$466,361**

Appendix G:
Equipment Inventory List

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177773	D5020	**Distribution Panel**	120/208 V, 400 AMP		South Hills Park Restrooms	Utility closet						

Appendix H:
Energy Conservation Measures Calculations

Property of B All Rights Reserved

IC	Install Low low aucet Aerators
EAP2-b	Location: Restrooms
Attributes:	Replace 2x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators		GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator		GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 0.87 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	1.00	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	73	kWh	Annual Cost Savings In Form of Water	$10	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$22	$

COST BENE IT ANAL SIS				
Estimated Material Cost	$16	Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$31	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	1.00	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent Esti ated nnual Cost Sa ings Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Centennial Heritage Park Facilities
725 East Mauna Loa Avenue
Glendora, California 91740

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BV PROJECT #:
158691.23R000-044.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 8, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Historic Preservation
Number of Buildings	Five
Main Address	725 East Mauna Loa Avenue, Glendora, California 91740
Site Developed	1895
Current Occupants	City of Glendora
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	John De Lazzaro
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Centennial Heritage Park Facilities were originally constructed in 1895. The property is a historical preservation that provides tours seasonally.

Architectural

The buildings have wood framed structures with asphalt shingle roofs and exterior wood siding walls. The last roof replacement occurred at the Hamilton House about fifteen years ago. The Storage Shed building's roof was damaged by a falling tree. This has resulted in roof leaks that are recommended for repair during the reserve term. The other building roofs are in overall fair condition. Exterior wall painting appears to be done on an as needed basis. Paint chipping was observed in various areas on the Hamilton House. Exterior wood chipping and deterioration was observed at the Print Shop Barn. Repair is recommended. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the facilities, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. The ceiling in the restroom of the Storage Building has been damaged by roof leaks and is recommended for repair/replacement. Typical lifecycle based interior and exterior finish replacements have been budgeted for the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no HVAC components at the property. The electrical system is controlled by a main panel at the side of the Hamilton House. The other buildings are fed by this panel. Domestic hot water is supplied to the private restroom in the Storage Building by an electric storage tank water heater. There is a working plumbing system in the Hamilton House, but it is not in use. Fire suppression consists of individual fire extinguishers.

Site

There is no designated parking area at the site. The outdoor furnishings at the picnic area vary in age and condition. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

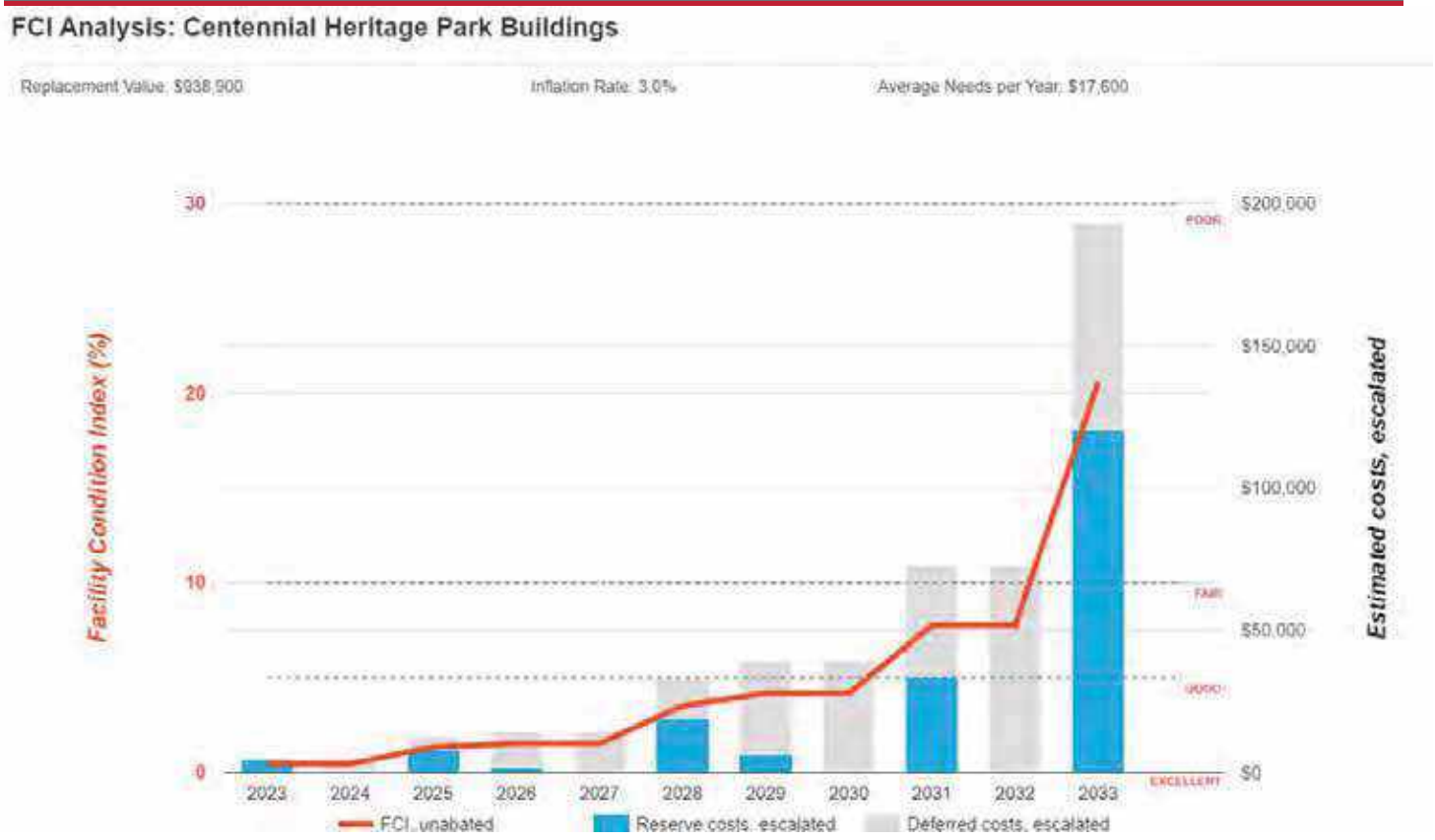
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Centennial Heritage Park Buildings / Citrus Snack Stand	$375	50	$18,750	0.0%	0.0%	5.2%	68.4%
Centennial Heritage Park Buildings / Englehart Shed	$375	200	$75,000	0.0%	0.0%	4.1%	33.8%
Centennial Heritage Park Buildings / Hamilton House	$450	1,267	$570,150	0.0%	1.2%	2.1%	14.2%
Centennial Heritage Park Buildings / Print Shop Barn	$375	500	$187,500	0.9%	0.9%	4.7%	7.9%
Centennial Heritage Park Buildings / Storage Shed	$350	250	$87,500	0.7%	3.4%	5.9%	7.3%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Centennial Heritage Park Buildings / Print Shop Barn	1	$1,600
Centennial Heritage Park Buildings / Site	1	$2,200
Centennial Heritage Park Buildings / Storage Shed	1	$600
Total	**3**	**$4,400**

Print Shop Barn

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044683	Centennial Heritage Park Buildings / Print Shop Barn	Building Exterior	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,600
Total (1 items)							**$1,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044651	Centennial Heritage Park Buildings / Site	Englehart Shed	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,200
Total (1 items)							**$2,200**

Storage Shed

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044690	Centennial Heritage Park Buildings / Storage Shed		C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$600
Total (1 items)							**$600**

Key Findings

Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Print Shop Barn Centennial Heritage Park Buildings Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Exterior wood is chipping and deteriorating at the corners - AssetCALC ID: 7044683

Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Storage Shed Centennial Heritage Park Buildings Roof

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

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Tree fell on the roof causing a roof leak - AssetCALC ID: 7044698

Exterior Walls in Poor condition.

any painted surface
Hamilton House Centennial Heritage Park Buildings Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $6,200

**$$**$$

Paint chipping in various areas - AssetCALC ID: 7044662

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Storage Shed Centennial Heritage Park Buildings

Uniformat Code: C2050
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $600

**$$**$$

Ongoing roof leak has damaged ceiling - AssetCALC ID: 7044690

Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Site Centennial Heritage Park Buildings
Englehart Shed

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Mature tree is leaning on roof. Trimming/removal recommended. - AssetCALC ID: 7044651

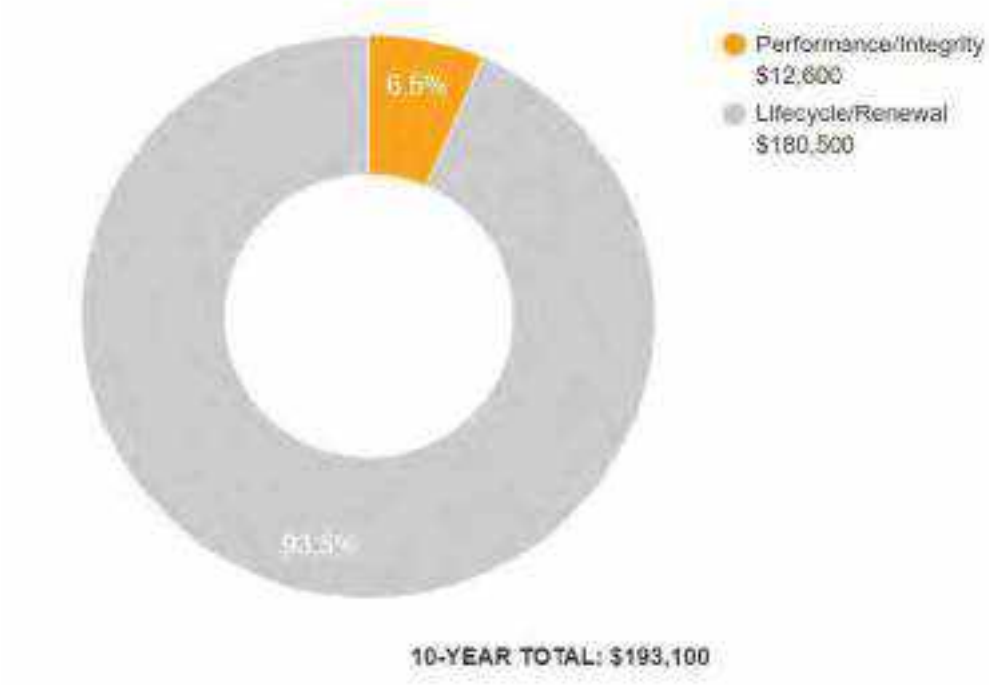
Plan Types

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Citrus Snack Stand

Citrus Snack Stand: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	50 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Citrus Snack Stand: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

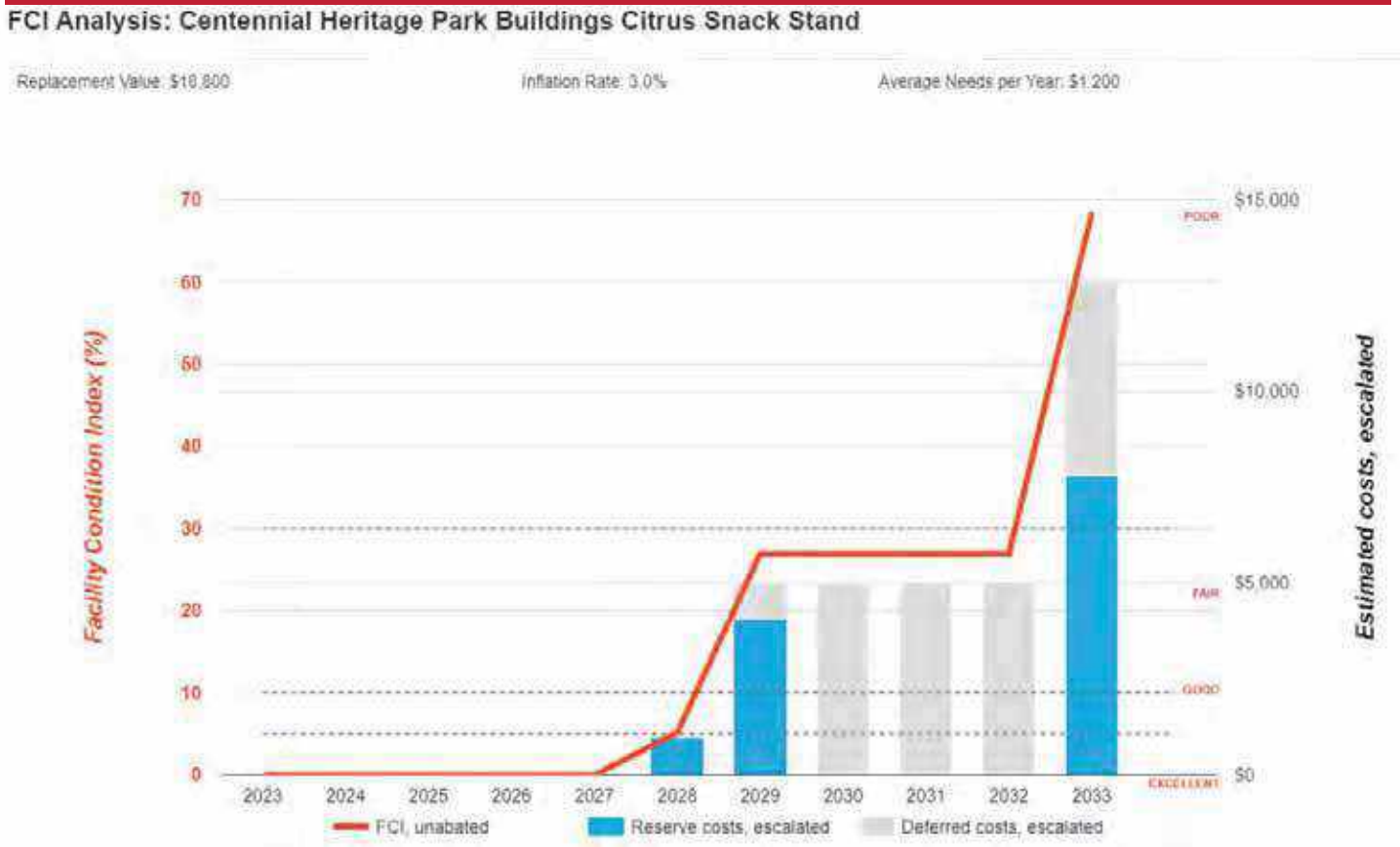
Citrus Snack Stand: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$4,100	$3,100	$7,100
Roofing	-	-	-	$400	-	$400
Interiors	-	-	$1,000	-	$1,400	$2,400
Electrical	-	-	-	$200	$300	$500
Equipment & Furnishings	-	-	-	$7,200	-	$7,200
TOTALS (3% inflation)	**-**	**-**	**$1,000**	**$11,900**	**$4,800**	**$17,700**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Englehart Shed

Englehart Shed: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Wood strip Ceilings: Unfinished	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Englehart Shed: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

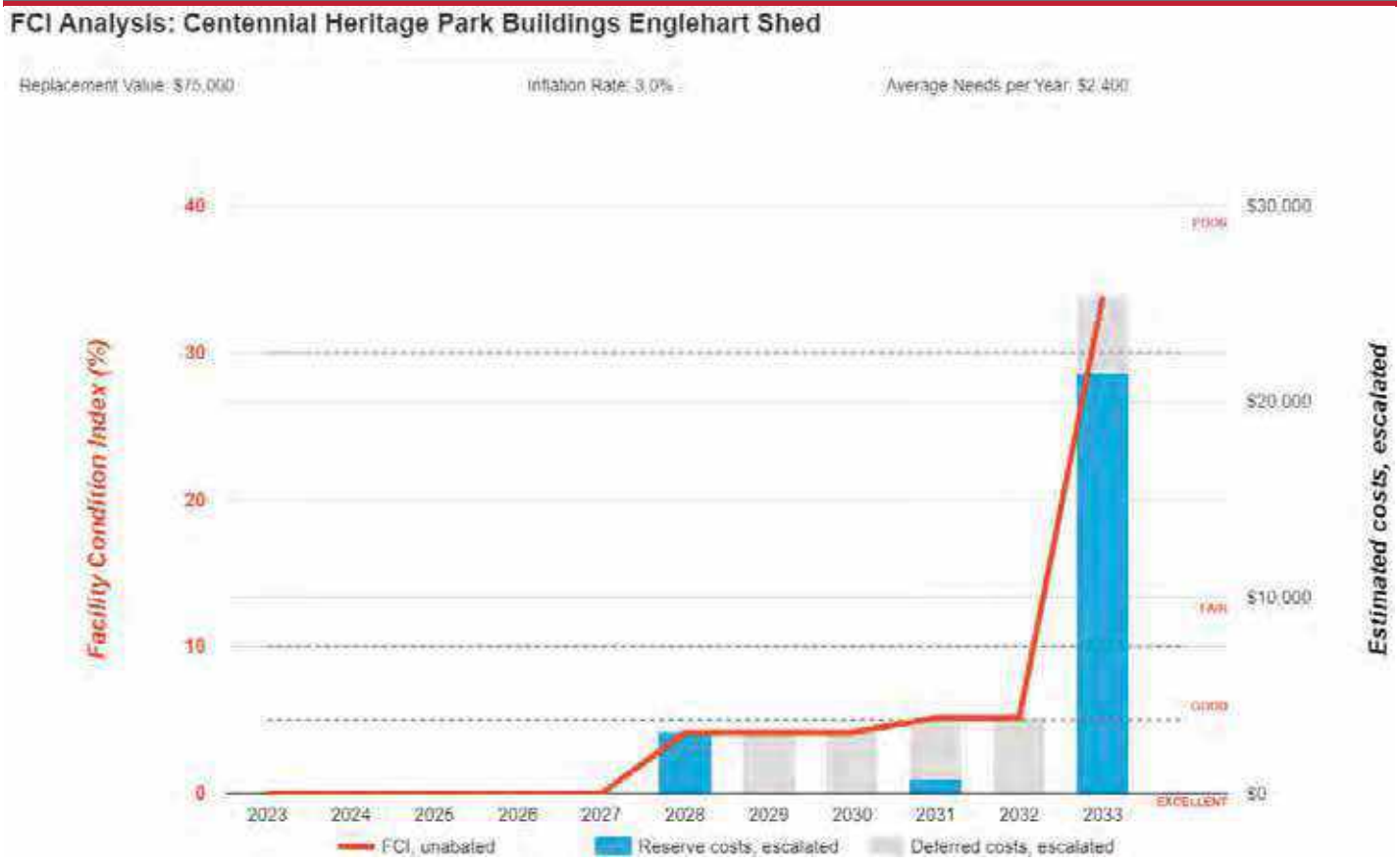
Englehart Shed: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$2,300	$18,400	$4,700	$25,400
Roofing	-	-	-	$2,300	-	$2,300
Interiors	-	-	$800	-	$7,400	$8,200
Electrical	-	-	-	$800	$7,000	$7,800
Fire Alarm & Electronic Systems	-	-	-	$800	-	$800
TOTALS (3% inflation)	**-**	**-**	**$3,100**	**$22,300**	**$19,000**	**$44,400**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Hamilton House

Hamilton House: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	1,267 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Wood strip, vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilet and sink in restroom	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Hamilton House: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior paint chipping	

Hamilton House: Systems Expenditure Forecast

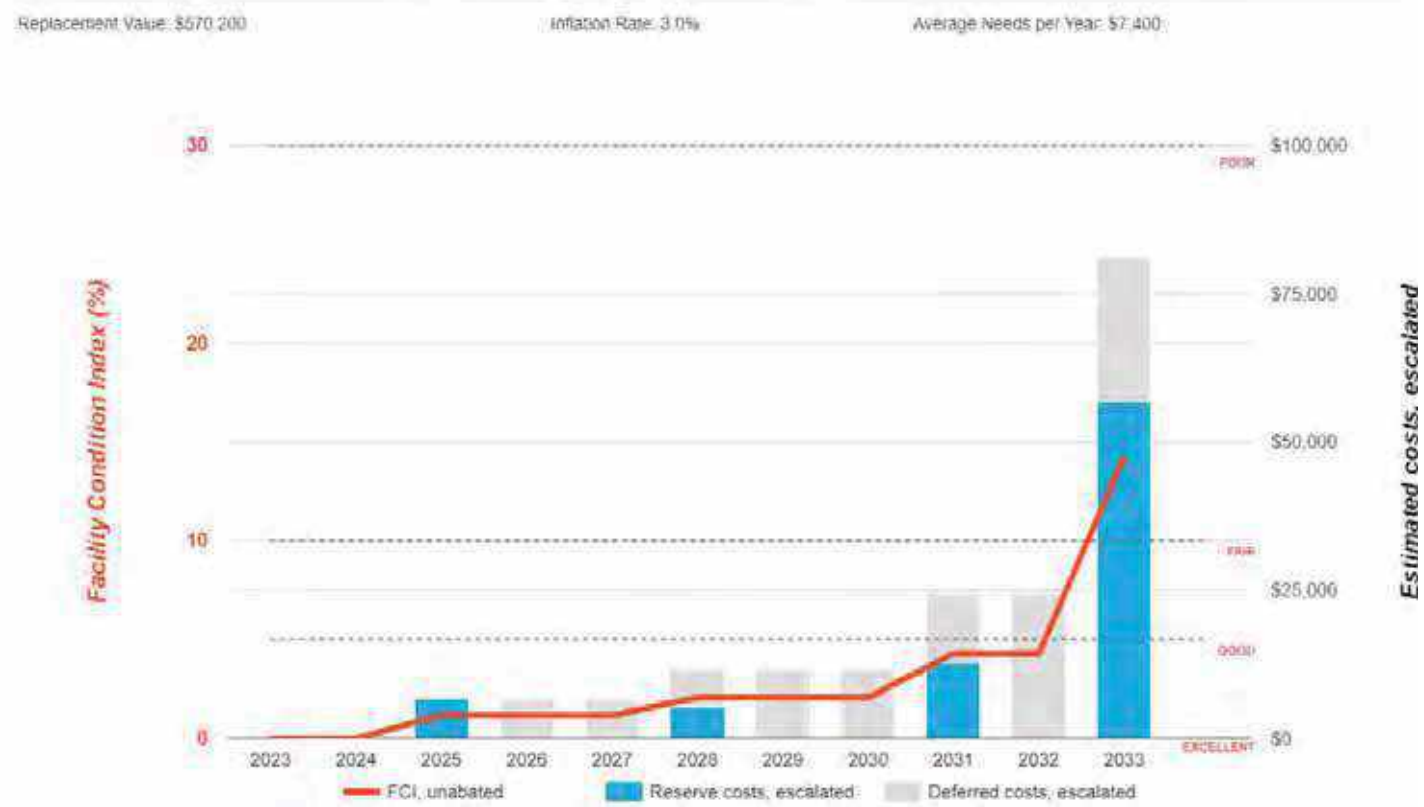
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,600	-	-	$162,500	$169,200
Roofing	-	-	-	$9,600	-	$9,600
Interiors	-	-	$5,100	$42,900	$6,900	$55,000
Plumbing	-	-	-	$6,800	$25,400	$32,200
Electrical	-	-	-	$5,300	$46,800	$52,100
Fire Alarm & Electronic Systems	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	**-**	**$6,600**	**$5,100**	**$69,500**	**$241,600**	**$322,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Centennial Heritage Park Buildings Hamilton House



5. Print Shop Barn

Print Shop Barn: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	500 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Wood strip Floors: Unfinished Ceilings: Wood strip	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Print Shop Barn: Systems Summary

Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Minor exterior wood deterioration	

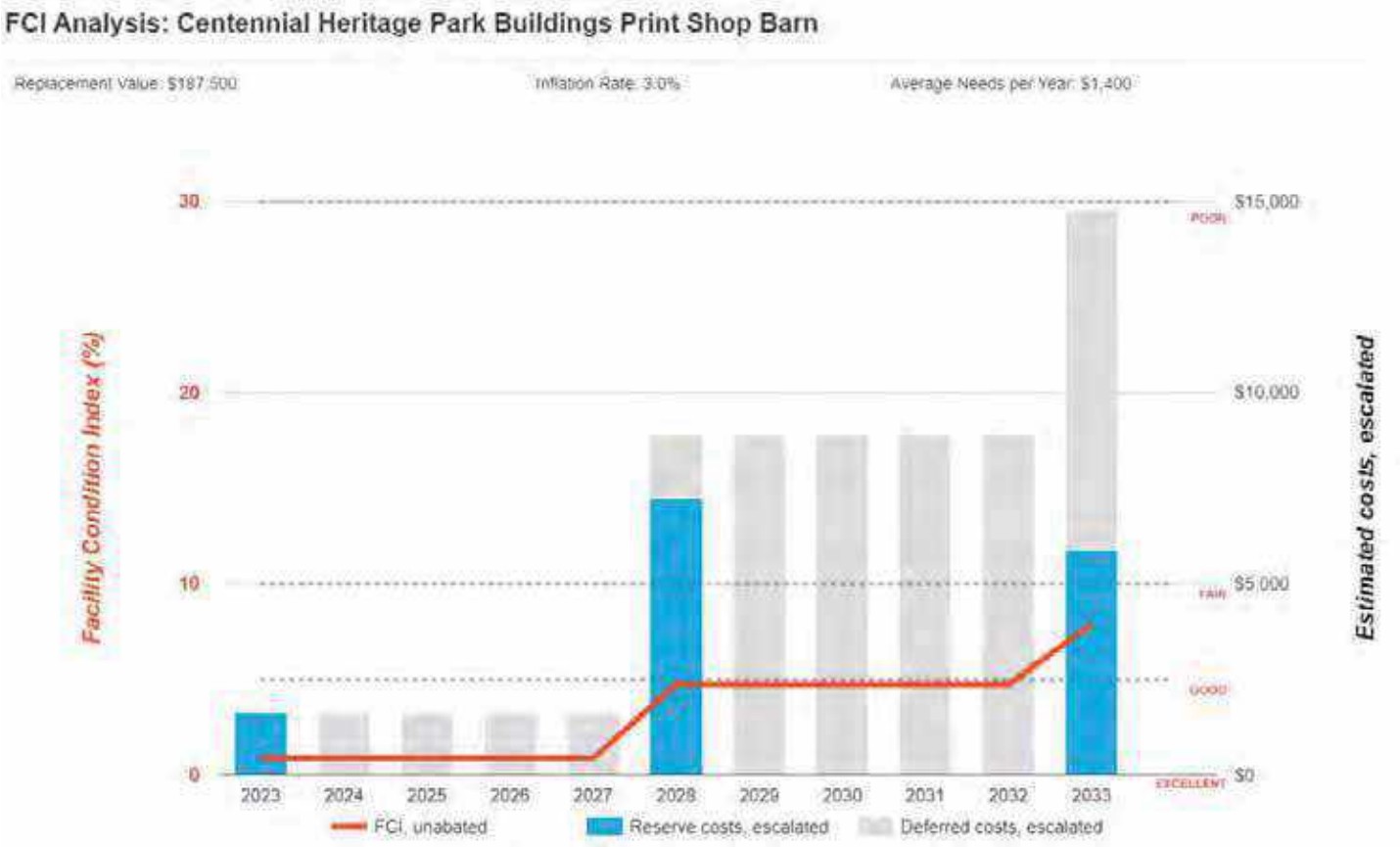
Print Shop Barn: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$1,600	-	$2,100	-	$27,580	$31,300
Roofing	-	-	-	$3,800	-	$3,800
Interiors	-	-	$5,200	-	$23,200	$28,300
Electrical	-	-	-	$2,100	$3,400	$5,500
TOTALS (3% Inflation)	**$1,600**	**-**	**$7,200**	**$5,900**	**$54,100**	**$68,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



6. Storage Shed

Storage Shed: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	250 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted drywall, wallpaper Floors: Unfinished Ceilings: Painted drywall	Poor
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric storage tank water heater Toilet and sink in restroom	Fair
HVAC	None	--

Storage Shed: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof damage, ceiling leak	

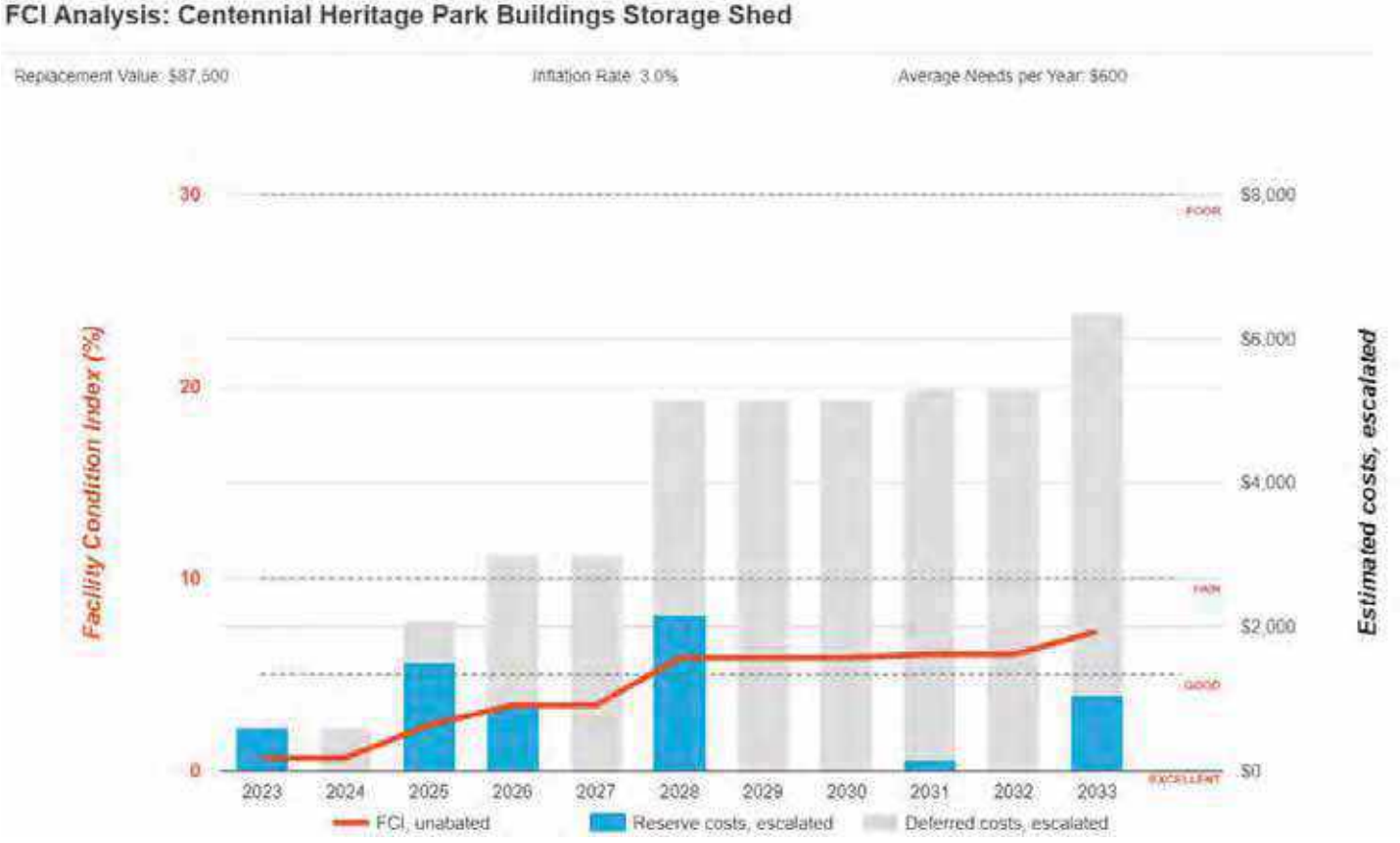
Storage Shed: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$2,100	-	$11,200	$13,200
Roofing	-	$1,500	-	-	-	$1,500
Interiors	$600	-	$100	$200	$100	$1,000
Plumbing	-	-	$900	-	$5,800	$6,700
Electrical	-	-	-	$1,000	$8,700	$9,800
TOTALS (3% Inflation)	**$600**	**$1,500**	**$3,100**	**$1,200**	**$25,900**	**$32,300**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



7. Site Summary

Site Information

Lot Size	1.24 acres (estimated)	
Parking Spaces	No designated parking	
System	*Description*	*Condition*
Pavement/Flatwork	No pavement	--
Site Development	Building-mounted signage, chain link fencing	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	On-site well and septic tank Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Mature tree leaning on Englehart Shed	

Site: Systems 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
Plumbing	-	-	-	-	$12,100	$12,100
Special Construction & Demo	-	-	-	-	$10,600	$10,600
Site Development	$2,200	-	$1,000	$35,700	$31,600	$70,500
Site Utilities	-	-	-	$13,600	$8,100	$21,700
TOTALS (3% inflation)	**$2,200**	**-**	**$1,000**	**$49,300**	**$62,400**	**$114,900**

* Totals have been rounded to the nearest $100.

8. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

9. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1895. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

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.

10. 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. A 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.

11. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

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.

12. Energy Audit

The purpose of this Energy Audit is to provide Centennial Heritage Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

13. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of domestic water meter observed	-

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	N/A	N/A

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Not applicable. There is no natural gas service provided to the facility.

Water and Sewer

The property has an on-site well and septic tank.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

14. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Centennial Heritage Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

There are few electro-mechanical components at the property, and lighting has already been upgraded with LED bulbs. Therefore, there does not appear to be an opportunity for energy savings at this time.

15. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✗ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✗ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✗ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✗ Ensure refrigerant pressure is maintained in the condensers
- ✗ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✗ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

16. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Centennial Heritage Park Facilities, 725 East Mauna Loa Avenue, Glendora, California 91740, 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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17. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - CITRUS SNACK STAND FRONT ELEVATION

2 - CITRUS SNACK STAND LEFT ELEVATION

3 - ENGLEHARD SHED FRONT ELEVATION

4 - ENGLEHART SHED LEFT ELEVATION

5 - HAMILTON HOUSE FRONT ELEVATION

6 - HAMILTON HOUSE LEFT ELEVATION

Photographic Overview

7 - PRINT SHOP BARN FRONT ELEVATION

8 - PRINT SHOP BARN LEFT ELEVATION

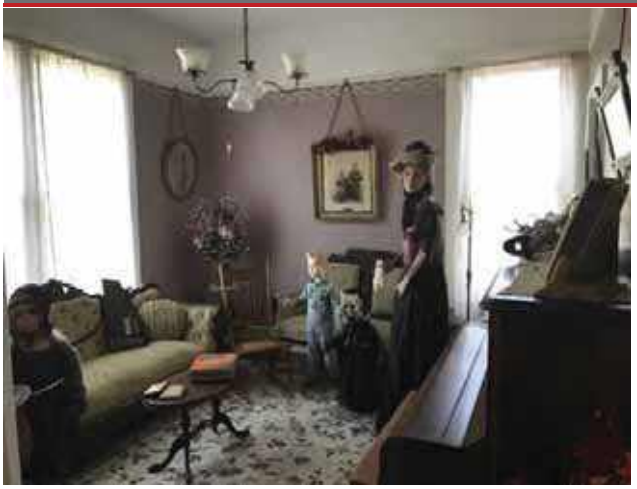
9 - STORAGE BUILDING FRONT ELEVATION

10 - STORAGE BUILDING LEFT ELEVATION

11 - CITRUS SNACK STAND INTERIOR

12 - ENGLEHART SHED INTERIOR AREA

Photographic Overview



13 - HAMILTON HOUSE INTERIOR AREA

14 - HAMILTON HOUSE KITCHEN AREA

15 - PRINT SHOP INTERIOR AREA

16 - STORAGE BUILDING INTERIOR AREA

17 - STORAGE BUILDING TYPICAL RESTROOM

18 - STORAGE TANK WATER HEATER

Photographic Overview

19 - MAIN BUILDING ELECTRICAL PANEL

20 - FACILITY SECURITY SYSTEM CONTROLLER

21 - SITE IRRIGATION SYSTEM CONTROLLER

22 - SITE OUTDOOR PICNIC AREA

23 - ANCILLARY WOOD STORAGE BUILDING

24 - SITE CHAIN LINK FENCING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-044.379	Centennial Heritage Park Facilities
Source	**On-Site Date**
Google	November 8, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Centennial Heritage Park Facilities

Name of person completing form: John De Lazzaro

Title / Association w/ property: Glendora Preservation Foundation President

Length of time associated w/ property: 32 years

Date Completed: November 8, 2023

Phone Number: 714.412.2541

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: 1895	Renovated:	
2	Building size in SF	2,267 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		Hamilton House roof replaced 15 years ago
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Storage shed has roof leak after tree fell.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Centennial Heritage Park Facilities

BV Project Number: 158691.23R000-044.379

Abbreviated Accessibility Checklist					
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		No designated parking or accessible restrooms.
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route

PATH TO HAMILTON HOUSE

PATH TO CITRUS SNACK STAND

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			X	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		The entrance to the museum is only accessible by stairs
3	Are curb ramps present at transitions through raised curbs on all accessible routes?		X		
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

HAMILTON HOUSE ENTRANCE

ENGLEHART SHED ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?			X	
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?		X		

Abbreviated Accessibility Checklist

Interior Accessible Route

INTERIOR PATH

NON COMPLIANT MANEUVERING SPACE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		Non compliant maneuvering space
2	Do accessible routes appear free of obstructions and/or protruding objects ?		X		
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?		X		
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?		X		

Appendix E:
Component Condition Report

Component Condition Report | Centennial Heritage Park Buildings / Englehart Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	450 SF	5	7044660
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	4	10	7144652
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	13	7044642
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	300 SF	10	7142666
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7044653
C2030	Throughout building	Fair	Flooring, Wood, Strip	200 SF	12	7044650
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	200 SF	20	7140691
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	200 SF	10	7140690
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	200 SF	8	7044544

Component Condition Report | Centennial Heritage Park Buildings / Hamilton House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	2	7044662
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	7	15	7044673
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	17	15	7044679
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	13	7044676
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,267 SF	10	7044661

Component Condition Report | Centennial Heritage Park Buildings / Hamilton House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	1,600 SF	8	7044674
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7044664
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	100 SF	8	7044672
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,167 SF	10	7044668
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,267 SF	5	7044670
Plumbing						
D2010	Restrooms	Fair	Tub, Enameled Steel	1	10	7044675
D2010	Restrooms	Fair	Toilet, Child-Sized	1	10	7044666
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	7044665
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,267 SF	20	7044677
D2010	Kitchen	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	15	7044678
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,267 SF	20	7044671
D5020	Building exterior	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	7044663
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,267 SF	10	7140692
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,267 SF	8	7044669

Component Condition Report | Centennial Heritage Park Buildings / Print Shop Barn

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7044689
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	0	7044683
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	2	15	7044682

Component Condition Report | Centennial Heritage Park Buildings / Print Shop Barn

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	13	7044688
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	13	7044686
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	500 SF	10	7044684
Interiors						
C2010	Throughout	Fair	Wall Finishes, Wood Paneling, Refinish	750 SF	5	7142998
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	500 SF	15	7142997
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	20	7140693
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	500 SF	10	7044685

Component Condition Report | Centennial Heritage Park Buildings / Storage Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7142668
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	1	15	7044692
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7044696
Roofing						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	250 SF	2	7044698
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	37 SF	5	7044693
C2010	Restroom	Fair	Wall Finishes, Wallpaper	37 SF	8	7142999
C2050		Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	50 SF	0	7044690
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	7044697

Component Condition Report | Centennial Heritage Park Buildings / Storage Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Storage Area	Fair	Water Heater, Electric, Residential	1	3	7044691
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	12	7044694
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	250 SF	20	7140694
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	250 SF	10	7044695

Component Condition Report | Centennial Heritage Park Buildings / Citrus Snack Stand

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	1	6	7044636
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7044638
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	50 SF	10	7044639
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	75 SF	5	7140688
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	50 SF	5	7142995
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50 SF	5	7140687
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	50 SF	20	7140689
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	50 SF	10	7044637
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	10	7044635

Component Condition Report | Centennial Heritage Park Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7044701
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	70 SF	18	7044713
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	7044702
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	8	7044649
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044643
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044647
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044641
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	650 LF	15	7044714
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7044648
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044711
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044712
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044646
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044654
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	8	7044658
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044700
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	7044709
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044656
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	10	7044703
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7044659
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044707
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044645
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044706

Component Condition Report | Centennial Heritage Park Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044657
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044705
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7044708
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044655
G2080	Site	Fair	Irrigation System, Control Panel	1	8	7044710
G2080	Englehart Shed	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7044651
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,000 SF	10	7044715
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7044704
Utilities						
G3020	Site	Fair	Septic Tank, Precast Concrete, Replace/Install	1	20	7044657

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Centennial Heritage Park Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Centennial Heritage Park Buildings / Citrus Snack Stand	$0	$0	$0	$0	$0	$970	$4,086	$0	$0	$0	$7,787	$0	$0	$3,059	$0	$493	$0	$0	$0	$0	$1,276	**$17,671**
Centennial Heritage Park Buildings / Englehart Shed	$0	$0	$0	$0	$0	$3,104	$0	$0	$754	$0	$21,513	$0	$6,363	$1,529	$0	$4,172	$0	$0	$0	$0	$6,986	**$44,422**
Centennial Heritage Park Buildings / Hamilton House	$0	$0	$6,629	$0	$0	$5,146	$0	$0	$12,728	$0	$56,742	$0	$8,909	$4,588	$0	$166,844	$0	$0	$0	$0	$61,279	**$322,864**
Centennial Heritage Park Buildings / Print Shop Barn	$1,636	$0	$0	$0	$0	$7,244	$0	$0	$0	$0	$5,898	$0	$0	$8,084	$0	$42,647	$0	$0	$0	$0	$3,359	**$68,868**
Centennial Heritage Park Buildings / Site	$2,232	$0	$0	$975	$0	$0	$2,132	$0	$19,976	$0	$27,191	$0	$0	$0	$0	$43,690	$0	$0	$10,637	$0	$8,061	**$114,895**
Centennial Heritage Park Buildings / Storage Shed	$595	$0	$1,499	$894	$0	$2,165	$0	$0	$153	$0	$1,050	$0	$4,454	$3,059	$0	$8,241	$0	$0	$1,393	$0	$8,733	**$32,236**
Grand Total	**$4,463**	**$0**	**$8,128**	**$1,869**	**$0**	**$18,630**	**$6,217**	**$0**	**$33,612**	**$0**	**$120,181**	**$0**	**$19,726**	**$20,318**	**$0**	**$266,087**	**$0**	**$0**	**$12,030**	**$0**	**$89,693**	**$600,956**

Centennial Heritage Park Buildings

Centennial Heritage Park Buildings / Citrus Snack Stand

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7044636	Window, Wood Historical, up to 15 SF, Restore	30	24	6	1	EA	$2,300.00	$3,421.71	$3,422							$3,422															**$3,422**
B2050	Building Exterior	7044638	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$1,041.39	$2,083														$2,083								**$2,083**
B3010	Roof	7044639	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	50	SF	$3.80	$5.65	$283											$283											**$283**
C2010	Throughout building	7140688	Wall Finishes, any surface, Prep & Paint	10	5	5	75	SF	$1.50	$2.23	$167						$167										$167						**$335**
C2030	Throughout	7142995	Flooring, Vinyl Sheeting, Replace	15	10	5	50	SF	$7.00	$10.41	$521						$521															$521	**$1,041**
C2050	Throughout building	7140687	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	50	SF	$2.00	$2.98	$149						$149										$149						**$298**
D5030	Throughout building	7140689	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	50	SF	$2.50	$3.72	$186																					$186	**$186**
D5040	Throughout building	7044637	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	50	SF	$2.10	$3.12	$156											$156											**$156**
E2010	Throughout building	7044635	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	12	LF	$300.00	$446.31	$5,356											$5,356											**$5,356**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$837**	**$3,422**	**$0**	**$0**	**$0**	**$5,795**	**$0**	**$0**	**$2,083**	**$0**	**$316**	**$0**	**$0**	**$0**	**$0**	**$707**	**$13,159**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$970**	**$4,086**	**$0**	**$0**	**$0**	**$7,787**	**$0**	**$0**	**$3,059**	**$0**	**$493**	**$0**	**$0**	**$0**	**$0**	**$1,276**	**$17,671**

Centennial Heritage Park Buildings / Englehart Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044660	Exterior Walls, any painted surface, Prep & Paint	10	5	5	450	SF	$3.00	$4.46	$2,008						$2,008										$2,008						**$4,017**
B2020	Building Exterior	7044652	Window, Wood Historical, up to 15 SF, Restore	30	20	10	4	EA	$2,300.00	$3,421.71	$13,687											$13,687											**$13,687**
B2050	Building Exterior	7044642	Exterior Door, Wood, Solid-Core, Replace	25	12	13	1	EA	$700.00	$1,041.39	$1,041														$1,041								**$1,041**
B3010	Roof	7142666	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	300	SF	$3.80	$5.65	$1,696											$1,696											**$1,696**
C2010	Throughout building	7044653	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669						**$1,339**
C2030	Throughout building	7044650	Flooring, Wood, Strip, Replace	30	18	12	200	SF	$15.00	$22.32	$4,463													$4,463									**$4,463**
D5020	Throughout building	7140691	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	200	SF	$13.00	$19.34	$3,868																					$3,868	**$3,868**
D5040	Throughout building	7140690	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	200	SF	$2.10	$3.12	$625											$625											**$625**
D7030	Throughout building	7044644	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	200	SF	$2.00	$2.98	$595									$595													**$595**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$2,678**	**$0**	**$0**	**$595**	**$0**	**$16,008**	**$0**	**$4,463**	**$1,041**	**$0**	**$2,678**	**$0**	**$0**	**$0**	**$0**	**$3,868**	**$31,331**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,104**	**$0**	**$0**	**$754**	**$0**	**$21,513**	**$0**	**$6,363**	**$1,529**	**$0**	**$4,172**	**$0**	**$0**	**$0**	**$0**	**$6,986**	**$44,422**

Centennial Heritage Park Buildings / Hamilton House

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044662	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1400	SF	$3.00	$4.46	$6,248			$6,248										$6,248									**$12,497**
B2020	Building Exterior	7044679	Window, Wood Historical, up to 15 SF, Restore	30	15	15	17	EA	$2,300.00	$3,421.71	$58,169																$58,169						**$58,169**
B2020	Building Exterior	7044673	Window, Wood Historical, 16-25 SF, Restore	30	15	15	7	EA	$3,600.00	$5,355.72	$37,490																$37,490						**$37,490**
B2050	Building Exterior	7044676	Exterior Door, Wood, Solid-Core, Replace	25	12	13	3	EA	$700.00	$1,041.39	$3,124														$3,124								**$3,124**
B3010	Roof	7044661	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	1267	SF	$3.80	$5.65	$7,163											$7,163											**$7,163**

Replacement Reserves Report

1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Throughout building	7044674	Wall Finishes, Wallpaper, Replace	15	7	8	1600	SF	$2.20	$3.27	$5,237									$5,237													**$5,237**
C2010	Throughout building	7044664	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669							**$1,339**
C2030	Throughout building	7044668	Flooring, Wood, Strip, Replace	30	20	10	1167	SF	$15.00	$22.32	$26,042											$26,042											**$26,042**
C2030	Restrooms	7044672	Flooring, Vinyl Sheeting, Replace	15	7	8	100	SF	$7.00	$10.41	$1,041									$1,041													**$1,041**
C2050	Throughout building	7044670	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1267	SF	$2.00	$2.98	$3,770						$3,770										$3,770							**$7,540**
D2010	Throughout building	7044677	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1267	SF	$5.00	$7.44	$9,425																						$9,425	**$9,425**
D2010	Restrooms	7044675	Tub, Enameled Steel, Replace	20	10	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
D2010	Restrooms	7044666	Toilet, Child-Sized, Replace	30	20	10	1	EA	$900.00	$1,338.93	$1,339											$1,339											**$1,339**
D2010	Kitchen	7044678	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	15	15	1	EA	$2,500.00	$3,719.25	$3,719																$3,719							**$3,719**
D2010	Restrooms	7044665	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5020	Building exterior	7044663	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5020	Throughout building	7044671	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1267	SF	$13.00	$19.34	$24,504																						$24,504	**$24,504**
D5040	Throughout building	7140692	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1267	SF	$2.10	$3.12	$3,958											$3,958											**$3,958**
D7030	Throughout building	7044669	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	1267	SF	$2.00	$2.98	$3,770									$3,770													**$3,770**
Totals, Unescalated												**$0**	**$0**	**$6,248**	**$0**	**$0**	**$4,439**	**$0**	**$0**	**$10,048**	**$0**	**$42,221**	**$0**	**$6,248**	**$3,124**	**$0**	**$107,091**	**$0**	**$0**	**$0**	**$0**	**$33,928**	**$213,349**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$6,629**	**$0**	**$0**	**$5,146**	**$0**	**$0**	**$12,728**	**$0**	**$56,742**	**$0**	**$8,909**	**$4,588**	**$0**	**$166,844**	**$0**	**$0**	**$0**	**$0**	**$61,279**	**$322,864**

Centennial Heritage Park Buildings / Print Shop Barn

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044683	Exterior Walls, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,636.47	$1,636	$1,636																					**$1,636**
B2010	Building Exterior	7044689	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.46	$1,785						$1,785										$1,785							**$3,570**
B2020	Building Exterior	7044682	Window, Wood Historical, 16-25 SF, Restore	30	15	15	2	EA	$3,600.00	$5,355.72	$10,711																$10,711							**$10,711**
B2050	Building Exterior	7044686	Exterior Door, Wood, Solid-Core, Replace	25	12	13	1	EA	$700.00	$1,041.39	$1,041														$1,041								**$1,041**
B2050	Building Exterior	7044688	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	12	13	2	EA	$1,500.00	$2,231.55	$4,463														$4,463								**$4,463**
B3010	Roof	7044684	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	500	SF	$3.80	$5.65	$2,827											$2,827											**$2,827**
C2010	Throughout	7142998	Wall Finishes, Wood Paneling, Refinish	10	5	5	750	SF	$4.00	$5.95	$4,463						$4,463										$4,463							**$8,926**
C2050	Throughout building	7142997	Ceiling Finishes, Wood Paneling, Replace	30	15	15	500	SF	$14.00	$20.83	$10,414																$10,414							**$10,414**
D5030	Throughout building	7140693	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	500	SF	$2.50	$3.72	$1,860																						$1,860	**$1,860**
D5040	Throughout building	7044685	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	500	SF	$2.10	$3.12	$1,562											$1,562											**$1,562**
Totals, Unescalated												**$1,636**	**$0**	**$0**	**$0**	**$0**	**$6,248**	**$0**	**$0**	**$0**	**$0**	**$4,389**	**$0**	**$0**	**$5,504**	**$0**	**$27,374**	**$0**	**$0**	**$0**	**$0**	**$1,860**	**$47,011**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,636**	**$0**	**$0**	**$0**	**$0**	**$7,244**	**$0**	**$0**	**$0**	**$0**	**$5,898**	**$0**	**$0**	**$8,084**	**$0**	**$42,647**	**$0**	**$0**	**$0**	**$0**	**$3,359**	**$68,868**

Centennial Heritage Park Buildings / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7044701	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$5,200.00	$7,736.04	$7,736																$7,736							**$7,736**
F1020	Site	7044713	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	17	18	70	SF	$60.00	$89.26	$6,248																			$6,248				**$6,248**
G2060	Site	7044708	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$892.62	$893					$893																		**$893**
G2060	Site	7044659	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893																**$893**
G2060	Site	7044648	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893																**$893**
G2060	Site	7044702	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893														**$893**
G2060	Site	7044709	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893														**$893**
G2060	Site	7044711	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044712	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044706	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044705	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044643	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044656	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**

Replacement Reserves Report

1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7044645	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$595**
G2060	Site	7044657	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$595**
G2060	Site	7044649	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893													**$893**
G2060	Site	7044658	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893													**$893**
G2060	Site	7044700	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044703	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044707	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044647	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044641	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044646	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044654	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044655	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044714	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	650	LF	$21.00	$31.24	$20,307																$20,307						**$20,307**
G2080	Site	7044710	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,439**
G2080	Site	7044715	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2000	SF	$1.00	$1.49	$2,975											$2,975											**$2,975**
G2080	Englehart Shed	7044651	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,231.55	$2,232	$2,232																					**$2,232**
G3020	Site	7044667	Septic Tank, Precast Concrete, Replace/Install	40	20	20	1	EA	$3,000.00	$4,463.10	$4,463																					$4,463	**$4,463**
G4050	Site	7044704	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$6,800.00	$10,116.36	$10,116											$10,116											**$10,116**
Totals, Unescalated												**$2,232**	**$0**	**$0**	**$893**	**$0**	**$0**	**$1,785**	**$0**	**$15,770**	**$0**	**$20,233**	**$0**	**$0**	**$0**	**$0**	**$28,043**	**$0**	**$0**	**$6,248**	**$0**	**$4,463**	**$79,666**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,232**	**$0**	**$0**	**$975**	**$0**	**$0**	**$2,132**	**$0**	**$19,976**	**$0**	**$27,191**	**$0**	**$0**	**$0**	**$0**	**$43,690**	**$0**	**$0**	**$10,637**	**$0**	**$8,061**	**$114,895**

Centennial Heritage Park Buildings / Storage Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7142668	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.46	$1,785						$1,785										$1,785						**$3,570**
B2020	Building Exterior	7044692	Window, Wood Historical, up to 15 SF, Restore	30	15	15	1	EA	$2,300.00	$3,421.71	$3,422																$3,422						**$3,422**
B2050	Building Exterior	7044696	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$1,041.39	$2,083														$2,083								**$2,083**
B3010	Roof	7044698	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	18	2	250	SF	$3.80	$5.65	$1,413			$1,413																			**$1,413**
C2010	Restroom	7142999	Wall Finishes, Wallpaper, Replace	15	7	8	37	SF	$2.20	$3.27	$121									$121													**$121**
C2010	Throughout building	7044693	Wall Finishes, any surface, Prep & Paint	10	5	5	37	SF	$1.50	$2.23	$83						$83										$83						**$165**
C2050	Storage Shed	7044690	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	50	SF	$8.00	$11.90	$595	$595																					**$595**
D2010	Storage Area	7044691	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$550.00	$818.24	$818				$818															$818			**$1,636**
D2010	Restrooms	7044694	Toilet, Residential Water Closet, Replace	30	18	12	1	EA	$700.00	$1,041.39	$1,041													$1,041									**$1,041**
D2010	Restrooms	7044697	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	1	EA	$1,400.00	$2,082.78	$2,083													$2,083									**$2,083**
D5020	Throughout building	7140694	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	250	SF	$13.00	$19.34	$4,835																					$4,835	**$4,835**
D5040	Throughout building	7044695	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	250	SF	$2.10	$3.12	$781											$781											**$781**
Totals, Unescalated												**$595**	**$0**	**$1,413**	**$818**	**$0**	**$1,868**	**$0**	**$0**	**$121**	**$0**	**$781**	**$0**	**$3,124**	**$2,083**	**$0**	**$5,290**	**$0**	**$0**	**$818**	**$0**	**$4,835**	**$21,746**
Totals, Escalated (3.0% inflation, compounded annually)												**$595**	**$0**	**$1,499**	**$894**	**$0**	**$2,165**	**$0**	**$0**	**$153**	**$0**	**$1,050**	**$0**	**$4,454**	**$3,059**	**$0**	**$8,241**	**$0**	**$0**	**$1,393**	**$0**	**$8,733**	**$32,236**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044691	D2010	**Water Heater**	Electric, Residential	15 GAL	Centennial Heritage Park Buildings / Storage Shed	Storage Area	Inaccessible	Inaccessible	Inaccessible		002390	
2	7044701	D2010	**Backflow Preventer**	Domestic Water	3 IN	Centennial Heritage Park Buildings / Site	Site						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044663	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Centennial Heritage Park Buildings / Hamilton House	Building exterior	Square D	No dataplate	No dataplate		002389	

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044667	G3020	**Septic Tank**	Precast Concrete	500 GAL	Centennial Heritage Park Buildings / Site	Site						

Appendix H:
Energy Conservation Measures Calculations

Note: There are few electro-mechanical components at the property, and the lighting has already been upgraded with LED bulbs. Therefore, there does not appear to be an opportunity for energy savings at this time.

Appendix I:
Lighting System Schedule

Note : All Lighting is LED hence the Lighting System Schedule is not available for this facility.

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Big Dalton Canyon - Girl Scout Cabin
Big Dalton Canyon Road
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:
158691.23R000-047.379

DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 21, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Scout Cabin
Main Address	Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1970
Site Area	0.36 acres (estimated)
Parking Spaces	No designated parking area
Building Area	1,309 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Girl Scout Cabin was constructed in 1970. The building is located across the street from the park's day camp area. The facility has not undergone any renovations since it was built.

Architectural

The hut-shaped structure is constructed with a concrete masonry framework featuring wooden siding and decks, all topped with metal roof finishes. The roof has a partially barrel-shaped design at the rear and a flat structure at the front-facing side. Stains resulting from mildew and algae growth have appeared on the metal finishes on the rear elevations. Therefore, it is recommended to clean the affected areas to preserve the integrity of the finishes. The facade features original steel doors, wooden doors, and wooden-framed windows, all covered with aluminum shutters. The interior floors are covered with vinyl sheeting and VCT tiles that show significant wear and require replacement in the near future. A budgetary cost for typical life-cycle based replacement of interior and exterior finishes is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is not equipped with any HVAC system. The plumbing fixtures are properly installed, and there have been no reported issues of plumbing failures or leakages. The domestic hot water heater appears to have deteriorated over the years and has exceeded its expected useful life; hence, a budgeted cost is included for near replacement. A low-voltage distribution panel satisfies the electrical load of the building, and the interior lighting system consists of surface mounted T8 fluorescent lighting fixtures. Fire protection is provided by a wall mounted fire extinguisher. A smoke detector was not observed during the on-site visit and is recommended to be installed. An anticipatory cost for all the MEPF assets is anticipated.

Site

Concrete sidewalks are the only flatwork surfaces identified at the site. Potential trip hazards due to cracked pavement were identified at the main entrance which require resurfacing in the near future. The facility is accessed via a pedestrian bridge located adjacent to the main street. In general, the site appears to be regularly maintained, and typical lifecycle replacements are budgeted over the reserve term.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

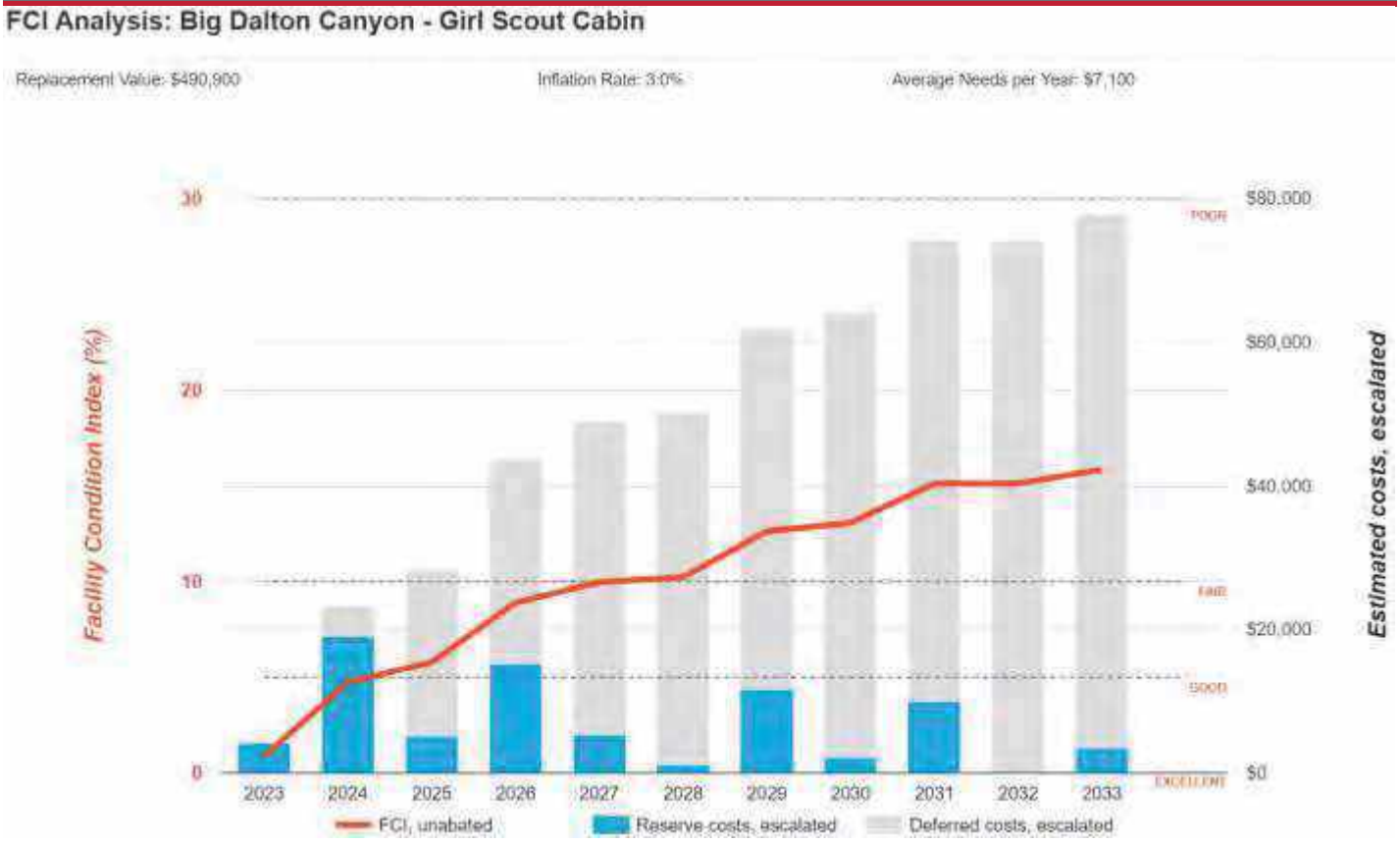
FCI Analysis | Big Dalton Canyon - Girl Scout Cabin(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 490,900	*1,309*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 4,300	0.9 %
3-Year	$ 43,700	8.9 %
5-Year	$ 50,300	10.2 %
10-Year	$ 77,800	15.8 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Big Dalton Canyon - Girl Scout Cabin	2	$4,200
Total	**2**	**$4,200**

Big Dalton Canyon - Girl Scout Cabin

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7190999	Big Dalton Canyon - Girl Scout Cabin	Rare Elevation	B2010	Exterior Walls, any surface clean	Poor	Performance/Integrity	$4,000
7190608	Big Dalton Canyon - Girl Scout Cabin	Throughout building	D7050	Fire Alarm Devices, Smoke Detector, Replace/Install	Failed	Performance/Integrity	$200
Total (2 items)							**$4,200**

Key Findings

Exterior Walls in Poor condition.

any surface clean
Big Dalton Canyon - Girl Scout Cabin Rare Elevation

Uniformat Code: B2010
Recommendation: **in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$$**$$

The metal finishes at the rare elevations have developed stains due to mildew and algae growth. Hence, cleaning of the impacted portions is recommended to maintain the integrity of finishes. - AssetCALC ID: 7190999

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Big Dalton Canyon - Girl Scout Cabin Main entrance

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$$**$$

potential trip hazard - AssetCALC ID: 7191000

Water Heater in Poor condition.

Electric, Residential, 30 to 52 GAL
Big Dalton Canyon - Girl Scout Cabin Utility closet

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

Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Antiquated water heater and worn down - AssetCALC ID: 7190917

Fire Alarm Devices in Failed condition.

Smoke Detector
Big Dalton Canyon - Girl Scout Cabin
Throughout building

Uniformat Code: D7050
Recommendation: **Replace/Install in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $200

**$$**$$

Smoke detector should be installed for fire safety - AssetCALC ID: 7190608

Flooring in Poor condition.

Vinyl Tile (VCT)
Big Dalton Canyon - Girl Scout Cabin
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,600

**$$**$$

Stained and cracked floor coverings - AssetCALC ID: 7190619

Flooring in Poor condition.

Vinyl Sheeting
Big Dalton Canyon - Girl Scout Cabin
Restrooms

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Stained and worn out floor coverings - AssetCALC ID: 7190625

Exterior Door in Poor condition.

Wood, Solid-Core
Big Dalton Canyon - Girl Scout Cabin Building exterior

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

**$$**$$

Damaged doors - AssetCALC ID: 7191002

ADA Miscellaneous

Level III Study, Includes Measurements
Big Dalton Canyon - Girl Scout Cabin Building interior and exterior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $10,100

**$$$**$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7336211

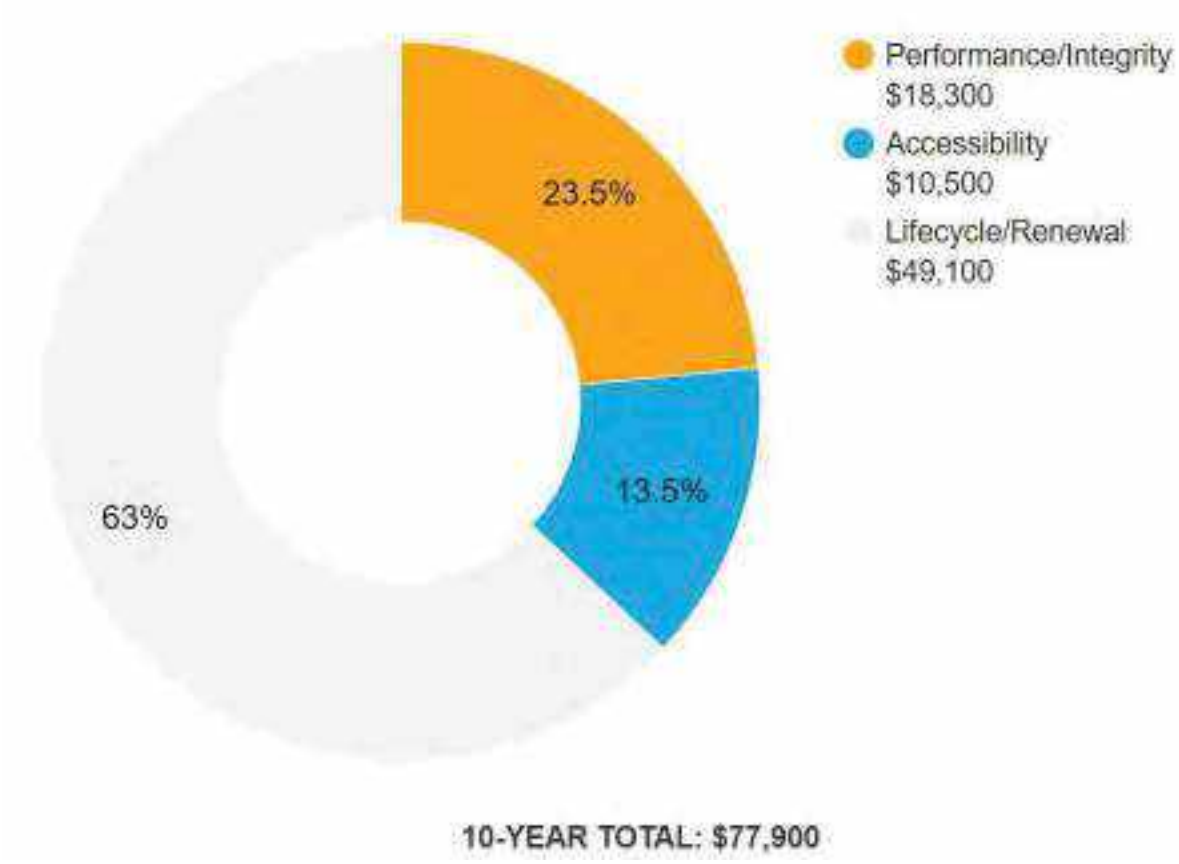
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and slab on grade foundation	Good
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: Brick Tertiary Wall Finish: Metal siding Doors: Steel and Wood	Fair
Roof	Partially curved and partially flat construction with metal finish	Fair
Interiors	Walls: Wood paneling, gypsum board and ceramic tile Floors: VCT tiles and vinyl sheeting Ceilings: wood paneling	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T8 fluorescent lights Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Site Pavement	Concrete sidewalks	Fair
Site Development	Wooden-framed pedestrian bridge	Good
Landscaping and Topography	Moderate landscaping features including trees and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: Jelly Jar LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Aged water heater, mildew on exterior metal finishes, damaged exterior doors, stained and peeling interior floors, missing smoke detectors	

Systems 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	$4,000	$2,000	$5,600	$11,000	$29,800	$52,400
Roofing	-	-	-	-	$60,200	$60,200
Interiors	-	$9,700	$2,700	-	$63,900	$76,300
Plumbing	-	$1,300	$7,400	$6,200	$4,800	$19,700
HVAC	-	-	$800	-	$1,200	$1,900
Electrical	-	-	-	$10,100	$10,300	$20,400
Fire Alarm & Electronic Systems	$200	-	-	$300	$400	$900
Equipment & Furnishings	-	-	$5,300	-	$1,000	$6,300
Site Pavement	-	$800	-	-	$2,600	$3,500
Site Development	-	-	-	-	$310,900	$310,900
Accessibility	-	$10,400	-	-	-	$10,400
TOTALS (3% inflation)	**$4,200**	**$24,200**	**$21,800**	**$27,600**	**$485,200**	**$563,000**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 1970.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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.

5. 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.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon - Girl Scout Cabin with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Canyon - Girl Scout Cabin. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$3,666 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$571 *(In Current Dollars)*
Net Effective ECM Payback	6.42 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$745	$311	2.39	15
2	Install Low Flow Faucet Aerators	$544	$158	3.44	10
3	Retrofit Flush Tank Toilets to Dual Flush	$416	$42	9.98	20
4	Replace Existing Water Heater With New Energy Efficient Units	$1,483	$124	11.98	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Central Domestic Hot Water

1. Ensure the circulation system is on timer to reduce the losses through re-circulation
2. Ensure all hot water pipes are insulated with fiberglass insulation at all times
3. Replacement water heater should have Energy Factor (EF)>0.9
4. Tank-type water heaters flushed annully.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting
4. Use occupancy sensors for the rooms with infrequent occupancy

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon - Girl Scout Cabin, Big Dalton Canyon Road, Glendora, California 91741, 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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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - METAL ROOFING

6 - INTERIOR OVERVIEW

Photographic Overview

7 - KITCHEN OVERVIEW

8 - RESTROOM OVERVIEW

9 - WATER HEATER

10 - DISTRIBUTION PANEL AND ELECTRIC METER

11 - CONCRETE SIDEWALKS

12 - PEDESTRIAN BRIDGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-047.379	Big Dalton Canyon - Girl Scout Cabin
Source	**On-Site Date**
Google	December 21, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon - Girl Scout Cabin

Name of person completing form: Hugo Soltero

Title / Association w/ property: Park Maintenance Supervisor

Length of time associated w/ property: 5 years

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1940	Renovated: 0	None
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	None	
		Interiors	None	
		HVAC	NA	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon - Girl Scout Cabin

BV Project Number: 158691.23R000-047.379

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon - Girl Scout Cabin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Shakes/Shingles	990 SF	14	7190617
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	990 SF	4	7190604
B2010	Rare Elevation	Poor	Exterior Walls, any surface clean	660 SF	0	7190999
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	4	6	7190622
B2020	Building exterior	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	5	3	7191001
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	7190621
B2050	Building exterior	Poor	Exterior Door, Wood, Solid-Core	2	2	7191002
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,900 SF	20	7190631
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	5	7190624
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Plywood	1,100 SF	12	7190632
C2010	Restroom and Kitchen	Good	Wall Finishes, Ceramic Tile	150 SF	30	7190629
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	660 SF	3	7190627
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	1,129 SF	1	7190619
C2030	Restrooms	Poor	Flooring, Vinyl Sheeting	180 SF	2	7190625
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,309 SF	11	7190618
Plumbing						
D2010	Restroom - 1	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	7190626
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7190610
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,309 SF	7	7190611
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	3	7190616
D2010	Restroom - 2	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	3	7190613

Component Condition Report | Big Dalton Canyon - Girl Scout Cabin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Poor	Water Heater, Electric, Residential, 30 to 52 GAL [No tag found]	1	2	7190917
HVAC						
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	2	4	7190609
Electrical						
D5020	Restroom	Fair	Distribution Panel, 120/208 V, 200 AMP [No tag found]	1	12	7190612
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,309 SF	13	7190615
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,309 SF	8	7190605
Fire Alarm & Electronic Systems						
D7050	Throughout building	Failed	Fire Alarm Devices, Smoke Detector, Replace/Install	1	0	7190608
Equipment & Furnishings						
E2010	Kitchen	Fair	Casework, Cabinetry Economy	18 LF	3	7190628
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	9 LF	3	7190614
Pedestrian Plazas & Walkways						
G2030	Main entrance	Poor	Sidewalk, Concrete, Small Areas/Sections	30 SF	1	7191000
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	120 SF	20	7190620
Sitework						
G2060	Site	Good	Pedestrian Bridge, Wood Construction	850 SF	20	7190602
Accessibility						
Y1090	Building interior and exterior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7336211

Appendix F:
Replacement Reserves

Replacement Reserves Report

Big Dalton Canyon - Girl Scout Cabin

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon - Girl Scout Cabin	$4,226	$19,112	$5,099	$15,253	$5,272	$1,252	$11,767	$2,173	$10,074	$0	$3,556	$37,049	$16,553	$9,937	$28,302	$0	$12,229	$4,820	$1,034	$1,184	$374,125	**$563,018**
Grand Total	**$4,226**	**$19,112**	**$5,099**	**$15,253**	**$5,272**	**$1,252**	**$11,767**	**$2,173**	**$10,074**	**$0**	**$3,556**	**$37,049**	**$16,553**	**$9,937**	**$28,302**	**$0**	**$12,229**	**$4,820**	**$1,034**	**$1,184**	**$374,125**	**$563,018**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Rare Elevation	7190999	Exterior Walls, any surface clean	0	0	0	660	SF	$4.50	$6.08	$4,010	$4,010																					**$4,010**
B2010	Building Exterior	7190604	Exterior Walls, any painted surface, Prep & Paint	10	6	4	990	SF	$3.00	$4.05	$4,010					$4,010										$4,010							**$8,019**
B2010	Building Exterior	7190617	Exterior Walls, Wood Shakes/Shingles, Replace	30	16	14	990	SF	$11.00	$14.85	$14,702															$14,702							**$14,702**
B2020	Building Exterior	7190622	Window, Wood, 16-25 SF, Replace	30	24	6	4	EA	$1,200.00	$1,620.00	$6,480							$6,480															**$6,480**
B2020	Building exterior	7191001	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	7	3	5	EA	$150.00	$202.50	$1,013				$1,013											$1,013							**$2,025**
B2050	Building exterior	7191002	Exterior Door, Wood, Solid-Core, Replace	25	23	2	2	EA	$700.00	$945.00	$1,890			$1,890																			**$1,890**
B2050	Building Exterior	7190621	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$810.00	$2,430											$2,430											**$2,430**
B3010	Roof	7190631	Roofing, Metal, Replace	40	20	20	1900	SF	$13.00	$17.55	$33,345																					$33,345	**$33,345**
C1030	Throughout building	7190624	Interior Door, Wood, Hollow-Core Residential, Replace	20	15	5	2	EA	$400.00	$540.00	$1,080						$1,080																	**$1,080**
C2010	Throughout building	7190632	Wall Finishes, Wood Paneling, Plywood, Replace	30	18	12	1100	SF	$6.00	$8.10	$8,910														$8,910								**$8,910**
C2010	Throughout building	7190627	Wall Finishes, any surface, Prep & Paint	10	7	3	660	SF	$1.50	$2.03	$1,337				$1,337											$1,337							**$2,673**
C2030	Throughout building	7190619	Flooring, Vinyl Tile (VCT), Replace	15	14	1	1129	SF	$5.00	$6.75	$7,621		$7,621																$7,621				**$15,242**
C2030	Restrooms	7190625	Flooring, Vinyl Sheeting, Replace	15	13	2	180	SF	$7.00	$9.45	$1,701			$1,701																$1,701			**$3,402**
C2050	Throughout building	7190618	Ceiling Finishes, Wood Paneling, Replace	30	19	11	1309	SF	$14.00	$18.90	$24,740												$24,740										**$24,740**
D2010	Utility closet	7190917	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	13	2	1	EA	$900.00	$1,215.00	$1,215			$1,215																$1,215			**$2,430**
D2010	Throughout building	7190611	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	33	7	1309	SF	$1.00	$1.35	$1,767								$1,767														**$1,767**
D2010	Restrooms	7190616	Toilet, Commercial Water Closet, Replace	30	27	3	3	EA	$1,300.00	$1,755.00	$5,265				$5,265																		**$5,265**
D2010	Restroom - 2	7190613	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	1	EA	$1,100.00	$1,485.00	$1,485				$1,485																		**$1,485**
D2010	Kitchen	7190610	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	$2,500.00	$3,375.00	$3,375							$3,375															**$3,375**
D2010	Restroom - 1	7190626	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	$1,500.00	$2,025.00	$2,025												$2,025										**$2,025**
D3060	Restrooms	7190609	Exhaust Fan, Residential Bathroom, Replace	15	11	4	2	EA	$250.00	$337.50	$675					$675															$675		**$1,350**
D5020	Restroom	7190612	Distribution Panel, 120/208 V, 200 AMP, Replace	30	18	12	1	EA	$2,000.00	$2,700.00	$2,700														$2,700								**$2,700**
D5030	Throughout building	7190615	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	1309	SF	$2.50	$3.38	$4,418															$4,418							**$4,418**
D5040	Throughout building	7190605	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	1309	SF	$4.50	$6.08	$7,952									$7,952													**$7,952**
D7050	Throughout building	7190608	Fire Alarm Devices, Smoke Detector, Replace/Install	10	10	0	1	EA	$160.00	$216.00	$216	$216										$216										$216	**$648**
E2010	Kitchen	7190628	Casework, Cabinetry Economy, Replace	20	17	3	18	LF	$175.00	$236.25	$4,253				$4,253																		**$4,253**
E2010	Kitchen	7190614	Casework, Countertop, Plastic Laminate, Replace	15	12	3	9	LF	$50.00	$67.50	$608				$608															$608			**$1,215**
G2030	Main entrance	7191000	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	30	SF	$20.00	$27.00	$810		$810																				**$810**
G2030	Site	7190620	Sidewalk, Concrete, Large Areas, Replace	50	30	20	120	SF	$9.00	$12.15	$1,458																					$1,458	**$1,458**
G2060	Site	7190602	Pedestrian Bridge, Wood Construction, Replace	25	5	20	850	SF	$150.00	$202.50	$172,125																					$172,125	**$172,125**
Y1090	Building interior and exterior	7336211	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$10,125.00	$10,125		$10,125																				**$10,125**
Totals, Unescalated												**$4,226**	**$18,556**	**$4,806**	**$13,959**	**$4,685**	**$1,080**	**$9,855**	**$1,767**	**$7,952**	**$0**	**$2,646**	**$26,765**	**$11,610**	**$6,767**	**$18,711**	**$0**	**$7,621**	**$2,916**	**$608**	**$675**	**$207,144**	**$352,347**
Totals, Escalated (3.0% inflation, compounded annually)												**$4,226**	**$19,112**	**$5,099**	**$15,253**	**$5,272**	**$1,252**	**$11,767**	**$2,173**	**$10,074**	**$0**	**$3,556**	**$37,049**	**$16,553**	**$9,937**	**$28,302**	**$0**	**$12,229**	**$4,820**	**$1,034**	**$1,184**	**$374,125**	**$563,018**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7190917	D2010	**Water Heater** [No tag found]	Electric, Residential, 30 to 52 GAL	40 Gal	Big Dalton Canyon - Girl Scout Cabin	Utility closet	Reliance	5 40 20ASD	E95984211	1995	002583	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7190612	D5020	**Distribution Panel** [No tag found]	120/208 V, 200 AMP	400 AMP	Big Dalton Canyon - Girl Scout Cabin	Restroom	Inaccessible	Inaccessible	Inaccessible	2006	002537	

Appendix H:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior - Big Dalton Canyon - Girl Scout Cabin
Attributes:	Replace Linear Fluorescent (17x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
Upgrade Lighting to LED		1	3	9 3	291. 8	21.01

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8		1	1	9 3	292	21
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted			

Initial Investment			Equipment Rentals	
Material Cost	356.00		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	389.0		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	9 3
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	292
udgeted Initial Investment	5		Estimated Annual M Cost Savings	21
Estimated Return on Investment	2.38	ears	Estimated Annual Cost Savings	313
(Including M Savings)				

Disclaimer PREPARED UREAU ERITAS ( ). FE RUAR 2022 INF RMATI N C NTAINED IN THIS D CUMENT IS PRI ILEGED AND C NFIDENTIAL TRADE SECRET AND IS THE S LE PR PERT F . THIS MATERIAL MUST E C NSIDERED PRI ELEDGED AND C NFIDENTIAL ALL PARTIES PRI .

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Dalton Canyon - Girl Scout C	Interior	1	Kitchen		Kitchen	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	2	No	≥ 9	520	67
2	Dalton Canyon - Girl Scout C	Interior	1	Dinning Area		Dinning area	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	12	No	≥ 9	2,080	1,597
3	Dalton Canyon - Girl Scout C	Interior	1	Restrooms		Restroom-1		1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	2	No	≥ 9	1,040	133
4	Dalton Canyon - Girl Scout C	Interior	1	Restrooms		Restroom-2		1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	1	No	≥ 9	1,040	67

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Plaza Bus Stop
158 ½ Glendora Avenue
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:

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ON SITE DATE:
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1. Plaza Bus Stop Executive Summary

1.1. Plaza Bus Stop Overview and Assessment Details

General Information	
Park Type	Plaza Bus Stop
Number of Buildings	1 small restroom building
Main Address	158 ½ Glendora Avenue Glendora, California 91741
Site Developed	1994 constructed 2005 renovated
Site Area	0.23 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 13, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

1.2. Plaza Bus Stop Findings and Deficiencies

Historical Summary

The Bus Stop Plaza in the city of Glendora was initially developed in 1994 and underwent a renovation in 2005, during which it underwent a complete redesign. Public restrooms were added, and all ADA requirements were met.

Amenities and General Site

The plaza is a meticulously designed space for the Glendora community, allowing residents to enjoy various areas. Its geometric and clean design creates an organized layout with different sections. In the western zone, there is a seating area with tables and chairs, inviting people to gather or simply take a break comfortably during lunchtime. Another section features a circular terrace with benches and, towards the back, public restrooms—all designed with ADA considerations in mind. The entire plaza is thoughtfully planned and designed to meet ADA standards. The lighting, vegetation, and landscape are well-considered, and the contemporary modern public furniture imparts a sense of sophistication and cleanliness to the plaza.

Architectural

The Bus Stop Plaza features an ancillary structure encompassing approximately 400 sq ft, housing bathrooms, electrical components, and control panels. This small building, constructed with CMU walls and a gable-type roof adorned with clay tiles, boasts interior finishes comprising ceramic tile flooring and walls, along with a painted flat surface on both walls and ceilings. The plaza floor exhibits a combination of concrete and pavers, incorporating various patterns to delineate designated areas, transitions, seating zones, and circulation spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Fundamentally, the MEPF system of the plaza bus stop in Glendora encompasses the plumbing components of the bathrooms, as well as the irrigation system for the shrubs and planters throughout the plaza. On the other hand, the electrical system includes minimal lighting in the bathrooms and an exterior lighting system for the entire plaza, featuring various types of illumination detailed in the report.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

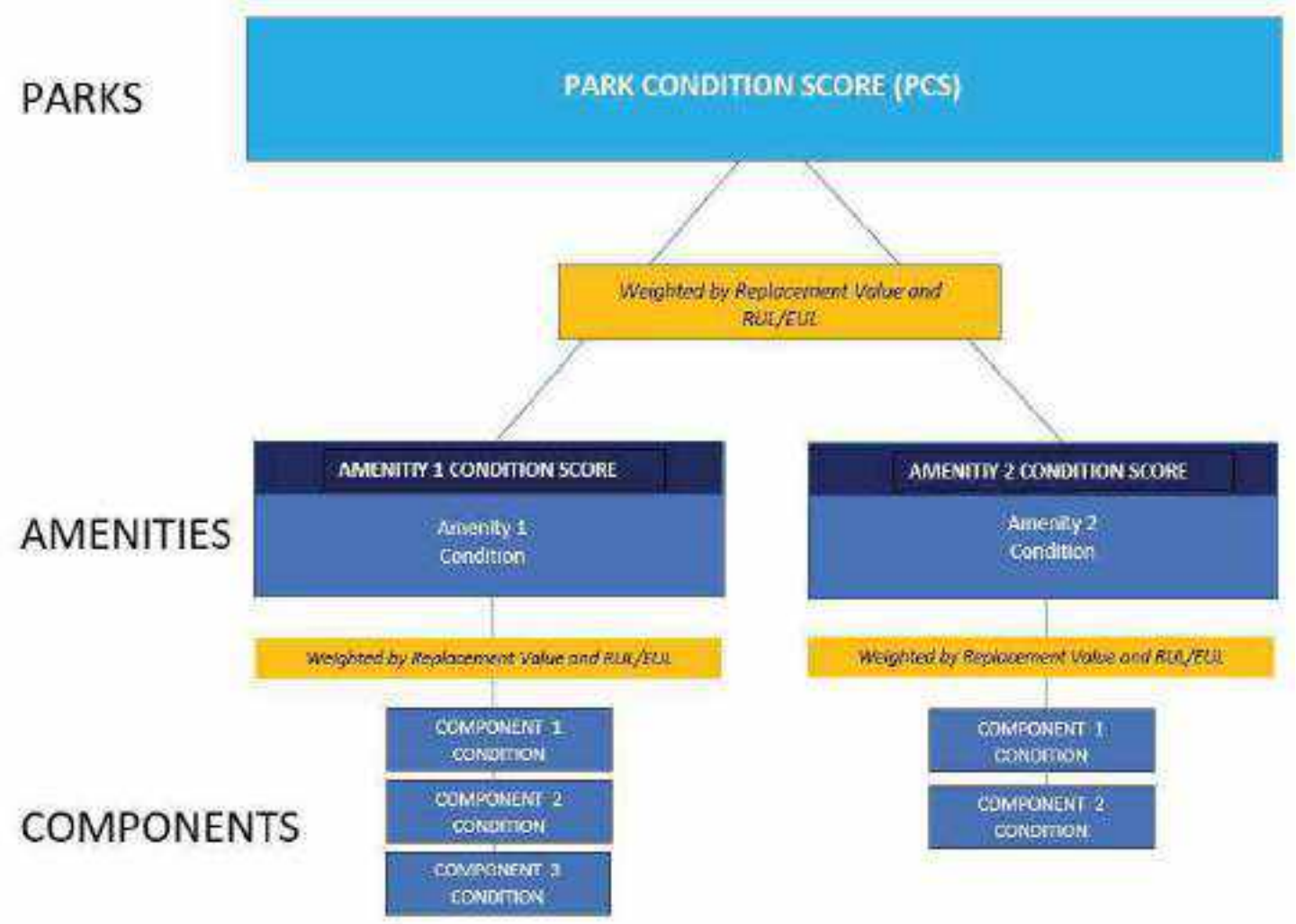
2.1. Prioritization Methodology

Urban Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

2.2. Plaza Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Plaza Bus Stop	OVERALL CONDITION SCORE **49**	TOTAL ACRES: REPLACEMENT VALUE: **$ 379,020** REMAINING VALUE: **$ 185,858** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

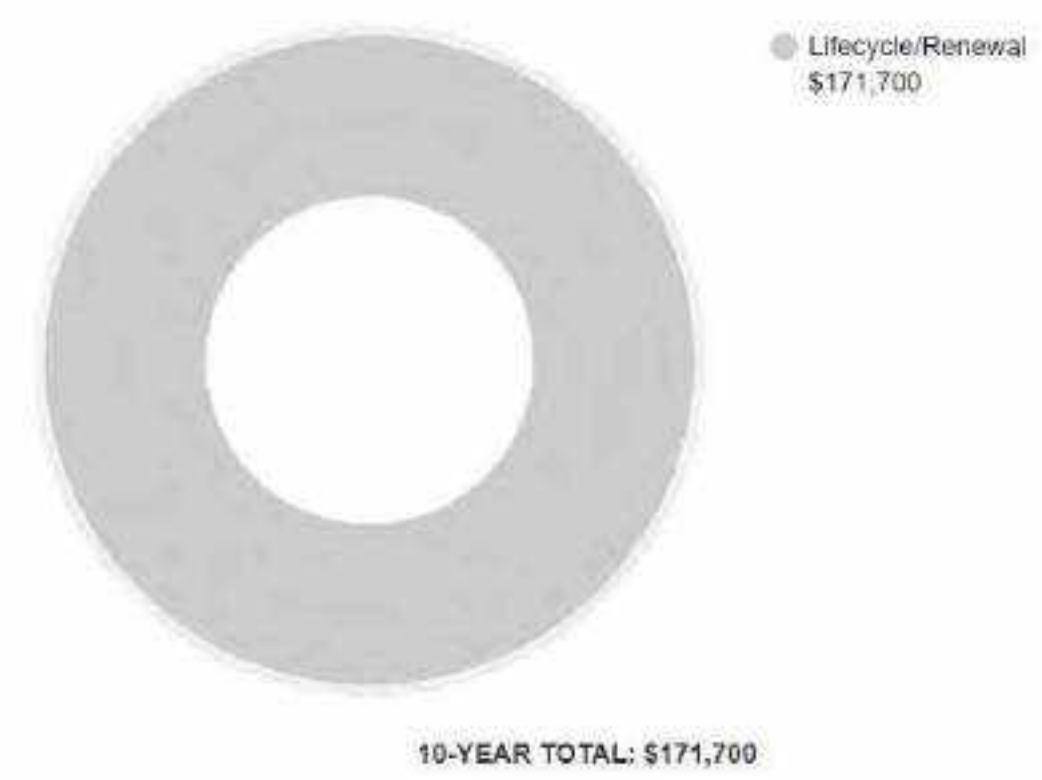
2.3. Plan Types (General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



2.4. Immediate Needs (General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the general site.

2.5. Key Findings (General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Bureau Veritas did not identify any key findings for this site.

2.6. General Site

General Information

Asset Type	Public Plaza
Asset Location	At Downtown right by 158 Glendora Avenue
Overall Condition	Good

Co ponent	*escription*	*uantit*	*Con ition*

General Information

Landscaping and Topography	Limited landscaping features and planters; irrigation present
Storm Water Management	Surface drainage to developed surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.

General Site

Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	6 EA	Fair
Park Bench	Metal Powder-Coated, Replace	6 EA	Good
Planter Boxes	Pre-Manufactured, High-End, Replace	12 LF	Good
Park Bench	Wood/Composite/Fiberglass, Replace	4 EA	Good
Picnic Table	Metal Powder-Coated, Replace	13 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Fair
Stairs	Concrete, Exterior, Replace	380 SF	Good
Roadways	Signage, Guide and Directional, Replace/Install	2 EA	Good
Floodlights	Floodlights, 90 W, Replace/Install	14 EA	Fair
Site Walkway Fixture with Lamp	Bollard Style, Replace/Install	37 EA	Fair
Roofing	Clay/Concrete Tile, Replace	540 SF	Fair
Bike Rack	Fixed 1-5 Bikes, Replace	2 EA	Good

General Information

Distribution Panel	120/208 V, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	4600 SF	Good
Irrigation System	Drip System, Replace/Install	1100 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Good
Clock	Pole Clock, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Brick/Masonry Pavers, Replace	2700 SF	Good
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Ramp	Concrete, Exterior, Replace	740 SF	Fair

3. Restroom Building

4. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Plaza Bus Stop / Restroom Building		
Replacement Value *$ 198,800*	*Total SF* *0*	*Cost/SF* *$ 375*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 0	0.0 %
5-Year	$ 1,800	0.9 %
10-Year	$ 23,700	11.9 %

5. Plan Types (Buildings)

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.

Plan Type Descriptions

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 handicap 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.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years

6. Immediate Needs (Buildings)

No immediate needs were identified.

7. Key Findings (Buildings)

No immediate needs were identified.

8. Restroom Building

Building 1: Systems Summary

Constructed/Renovated	2005	
Building/Group Size	530 SF	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood framing	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stone veneer Windows: Glass block	Good
Roof	Primary: Gable construction with clay tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--

Building 1: Systems Summary

Plumbing	Distribution: Copper supply, waste not observed Hot Water: None Fixtures: Toilets, urinals, and sinks	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Restroom Building: Systems 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	-	-	-	-	$19,600	$19,600
Interiors	-	-	$1,700	-	$62,800	$64,500
Plumbing	-	-	-	$12,000	-	$12,000
Electrical	-	-	-	$7,600	$15,900	$23,500
Site Utilities	-	-	-	$2,400	-	$2,400
TOTALS (3% inflation)	**-**	**-**	**$1,700**	**$21,900**	**$98,300**	**$121,900**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

9. Property Space Use and Observed Areas

Areas Observed

Most of the spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. 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 matrix included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 // are included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The plaza was originally constructed in 1994. It is not clear whether any accessibility features have been added since its original construction.

11. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

12. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

12.1. 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 *effecti e 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.

12.2. 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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Plaza Bus Stop, 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.

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.

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 an 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.

Prepared by: Alvaro Bedoya,
Project Manager

Reviewed by:

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Program Manager
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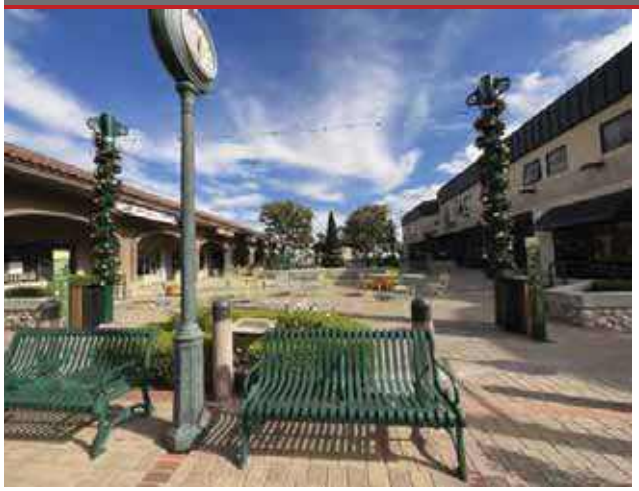
14. Appendices

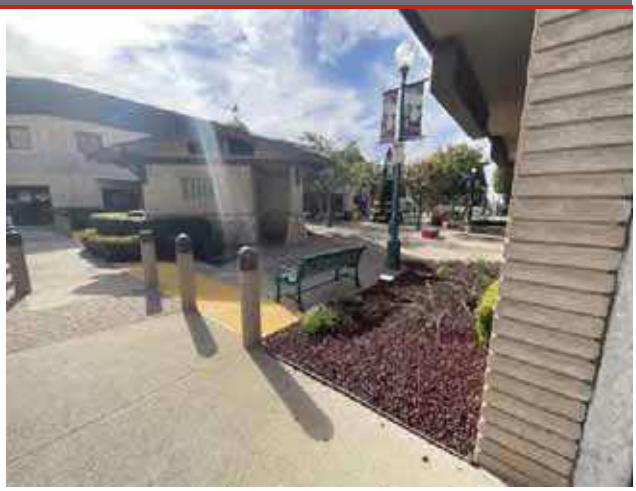
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - SEATING AREA

6 - RESTROOMS

Photographic Overview

7 - RESTROOM FIXRURES

8 - BACKFLOW PREVENTER

9 - MAIN DISTRIBUTION PANEL

10 - PARK BENCH

11 - PARK BENCH

12 - PARK BENCH

Photographic Overview

13 - BIKE RACK

14 - PLANTER BOXES

15 - BOLLARD LIGHTS

16 - FLOOR LIGHTS

17 - ACCESSIBLE PATH

18 - ACCESSIBLE RAMP AND STAIRS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-013.468	Plaza Bus Stop
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Plaza Bus Stop
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	10/16/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Plaza Bus Stop

BV Project Number: 158691.23R000-013.468

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	

Plaza Bus Stop: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				
Building Entrances	**NA**			
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms				
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other				

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

Plaza Bus Stop: Photographic Overview

ACCESSIBLE PATH

ACCESSIBLE RAMP

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	380 SF	30	7049573
B1080	Site	Fair	Ramp, Concrete, Exterior	740 SF	27	7049566
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	540 SF	25	7049577
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	4	7049585
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	3	7049596
Electrical						
D5020	Site	Fair	Distribution Panel, 120/208 V	1	15	7049618
D5040	Site	Fair	Clock, Pole Clock, Digital Time Control Clock & Photosensor	1	9	7049606
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049608
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049610
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	4,600 SF	27	7049559
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	2,700 SF	16	7049615
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049607
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049617
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049591
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049601
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049624
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049599
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049589

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049614
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049581
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049588
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049596
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049583
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049558
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049562
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049592
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049594
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049611
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049605
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049604
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049571
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049576
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049582
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049565
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049593
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049616
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	10	7049580
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049623
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049590
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049612
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049619
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049574
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7049563

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049595
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049567
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049587
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049566
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	14	3	7049575
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049584
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	19	7	7049603
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049570
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049621
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049572
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	18	5	7049602

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	1,050 SF	30	7049600
B2020	Building Exterior	Good	Glazing, any type, by SF	100 SF	16	7049586
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7049597
Interiors						
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	20	7049564
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	7049578
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	7049609
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	7049622
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Stainless Steel	2	10	7049569

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Restrooms	Fair	Distribution Panel, 120/208 V	1	11	7049620
D5030	Restrooms	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	530 SF	20	7049579
D5040	Restrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	520 SF	8	7049561
D5040	Restrooms	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	1	7	7049560
Sitework						
G4050	Restrooms	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7049613

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/30/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Plaza Bus Stop	$0	$0	$0	$30,094	$2,127	$62,914	$0	$22,082	$0	$22,603	$8,198	$2,409	$0	$10,177	$0	$36,386	$193,022	$9,372	$16,548	$0	$0	**$415,931**
Plaza Bus Stop / Restroom Building	$0	$0	$0	$0	$0	$1,725	$0	$3,147	$4,410	$0	$14,395	$12,356	$0	$0	$0	$2,318	$13,130	$0	$0	$0	$70,465	**$121,946**
Grand Total	**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$64,638**	**$0**	**$25,229**	**$4,410**	**$22,603**	**$22,593**	**$14,765**	**$0**	**$10,177**	**$0**	**$38,704**	**$206,152**	**$9,372**	**$16,548**	**$0**	**$70,465**	**$537,877**

Plaza Bus Stop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7049585	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$1,400.00	$1,890.00	$1,890					$1,890																	**$1,890**
D2010	Site	7049596	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	1	EA	$3,600.00	$4,860.00	$4,860				$4,860																$4,860			**$9,720**
D5020	Site	7049618	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$7,000.00	$9,450.00	$9,450																$9,450						**$9,450**
D5040	Site	7049606	Clock, Pole Clock, Digital Time Control Clock & Photosensor, Replace	20	11	9	1	EA	$4,680.00	$15,678.00	$15,678										$15,678												**$15,678**
G2010	Site	7049608	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2010	Site	7049610	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2030	Site	7049615	Sidewalk, Brick/Masonry Pavers, Replace	30	14	16	2700	SF	$33.00	$44.55	$120,285																	$120,285					**$120,285**
G2060	Site	7049624	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$1,645.00	$1,645										$1,645												**$1,645**
G2060	Site	7049580	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	1	EA	$700.00	$1,645.00	$1,645											$1,645											**$1,645**
G2060	Site	7049591	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049599	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049558	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049611	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049576	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049594	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049601	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049589	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049588	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049598	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049583	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049605	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049604	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049571	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049582	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049565	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049593	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049592	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049616	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049590	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049612	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049607	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049617	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049614	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049581	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049562	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049623	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2080	Site	7049563	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.05	$4,455											$4,455											**$4,455**
G2080	Site	7049619	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049574	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049595	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049567	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**

Replacement Reserves Report

12/30/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Site	7049587	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049572	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049602	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	15	5	18	EA	$900.00	$1,215.00	$21,870						$21,870																	**$21,870**
G4050	Site	7049584	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049570	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049621	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049568	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049603	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	13	7	19	EA	$700.00	$945.00	$17,955								$17,955															**$17,955**
G4050	Site	7049575	Floodlights, Floodlights, 90 W, Replace/Install	20	17	3	14	EA	$1,200.00	$1,620.00	$22,680				$22,680																			**$22,680**
Totals, Unescalated												**$0**	**$0**	**$0**	**$27,540**	**$1,890**	**$54,270**	**$0**	**$17,955**	**$0**	**$17,323**	**$6,100**	**$1,740**	**$0**	**$6,930**	**$0**	**$23,355**	**$120,285**	**$5,670**	**$9,720**	**$0**	**$0**	**$292,778**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$62,914**	**$0**	**$22,082**	**$0**	**$22,603**	**$8,198**	**$2,409**	**$0**	**$10,177**	**$0**	**$36,386**	**$193,022**	**$9,372**	**$16,548**	**$0**	**$0**	**$415,931**

Plaza Bus Stop / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7049586	Glazing, any type, by SF, Replace	30	14	16	100	SF	$55.00	$81.82	$8,182																	$8,182					**$8,182**
B2050	Building Exterior	7049597	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C2010	Restrooms	7049564	Wall Finishes, Ceramic Tile, Replace	40	20	20	750	SF	$18.00	$26.78	$20,084																					$20,084	**$20,084**
C2030	Restrooms	7049578	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$26.78	$13,389																					$13,389	**$13,389**
C2050	Restrooms	7049609	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	$2.00	$2.98	$1,488						$1,488										$1,488						**$2,975**
D2010	Restrooms	7049569	Sink/Lavatory, Wall-Hung, Stainless Steel, Replace	30	20	10	2	EA	$1,700.00	$2,529.09	$5,058											$5,058											**$5,058**
D2010	Restrooms	7049622	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,300.00	$1,934.01	$3,868											$3,868											**$3,868**
D5020	Restrooms	7049620	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	$6,000.00	$8,926.20	$8,926												$8,926										**$8,926**
D5030	Restrooms	7049579	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	530	SF	$2.50	$3.72	$1,971																					$1,971	**$1,971**
D5040	Restrooms	7049560	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	8	7	1	EA	$1,720.00	$2,558.84	$2,559								$2,559														**$2,559**
D5040	Restrooms	7049561	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	520	SF	$4.50	$6.69	$3,481									$3,481													**$3,481**
G4050	Restrooms	7049613	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,488**	**$0**	**$2,559**	**$3,481**	**$0**	**$10,711**	**$8,926**	**$0**	**$0**	**$0**	**$1,488**	**$8,182**	**$0**	**$0**	**$0**	**$39,015**	**$75,850**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$3,147**	**$4,410**	**$0**	**$14,395**	**$12,356**	**$0**	**$0**	**$0**	**$2,318**	**$13,130**	**$0**	**$0**	**$0**	**$70,465**	**$121,946**

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Church Parking Lot
Mountain View and Cullen Avenue
Glendora, California 91740

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

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A. Parking Lot Executive Summary

A-1. Parking Lot Overview and Assessment Details

General Information	
Park Type	Parking Lot
Number of Buildings	None
Main Address	Mountain View and Cullen Avenue Glendora, California 91740
Site Developed	Unknow
Site Area	0.7 acres (estimated)
Parking Spaces	58 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	Grace Episcopal Church
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Parking Lot Stop Findings and Deficiencies

Historical Summary

The facility, whose construction records are unavailable, is strategically positioned to incentivize people to park their vehicles and opt for public transportation for the rest of their commute. This approach aims to alleviate traffic congestion and advocate for sustainable transportation alternatives. Presently, the facility is under lease to a church, but the city of Glendora is overseeing its management.

Amenities and General Site

The asphalt-built parking lot has a capacity for approximately 58 cars in total, including 5 ADA spaces. On its northwest side, there is landscaped area with proper irrigation, and for illumination, it is equipped with three LED light poles. On the southeast side, there are two bus stops shade structures, two metal benches, and its corresponding trash bin.

Architectural

The parking lot contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system of the parking lot is basic, and we only identified power supply for its exterior lighting. As for its plumbing system component, it is solely dedicated to the irrigation system for the landscaped area.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

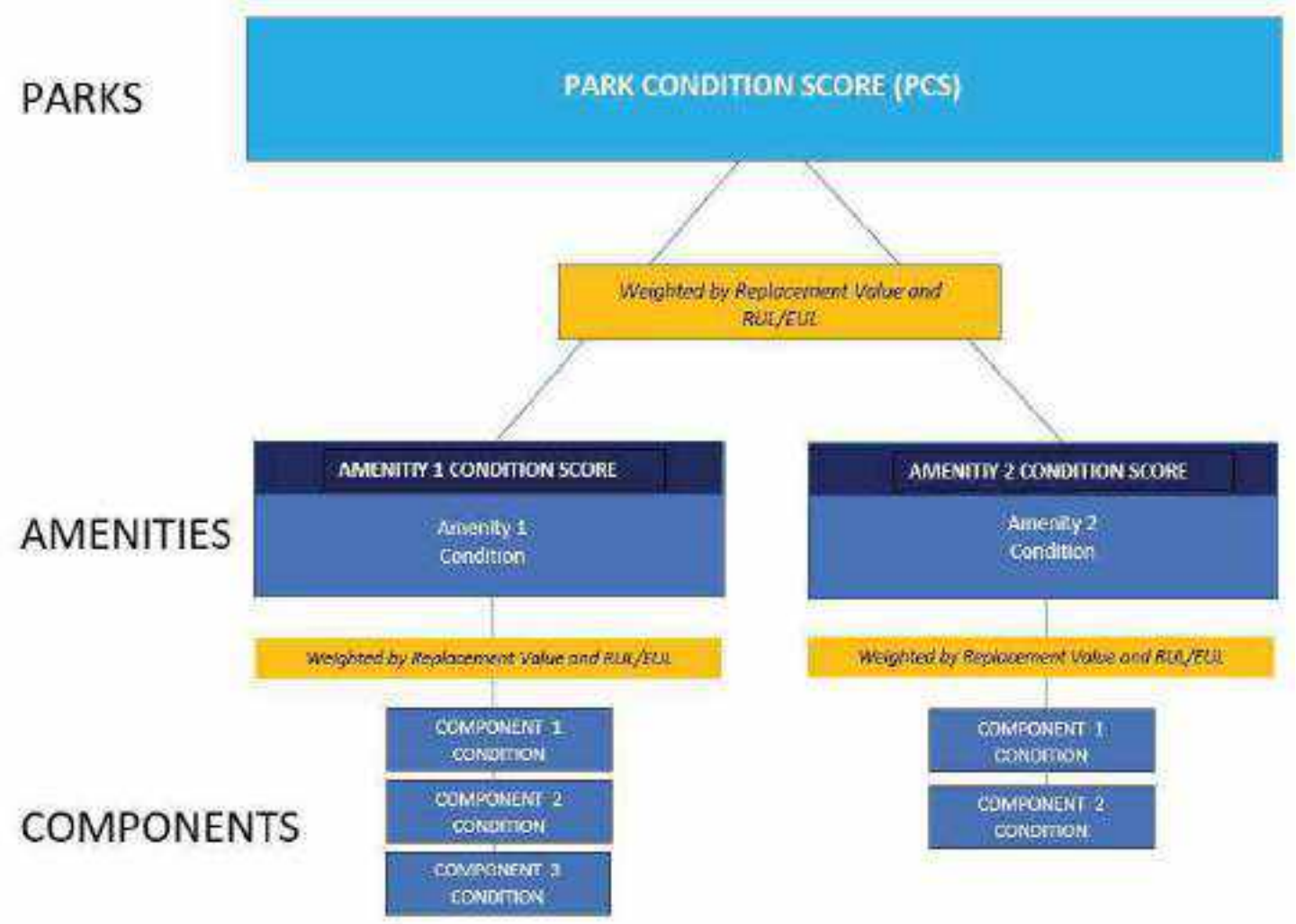
B-1. Prioritization Methodology

Parking Lot Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Parking Lot Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Church Parking Lot	53	

B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years

B-4. Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

No key findings were identified.

B-6. Parking Lot

General Information		
Asset Type	Parking Lot	
Asset Location	Mountain View and Cullen Avenue Glendora, California 91741	
Overall Condition	Fair	
Co ponent	*escription*	*Con ition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Parking Lot entrance signage; Limited park bench and bus stop shade structures	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, Irrigation present	Fair

General Information

Utilities	Municipal water and sewer Local utility-provided electric	Fair
Storm Water Management	Surface drainage to developed surroundings	
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.	
Key Issues and Findings	None	

General Site

Co ponent	*escription*	*uantit*	*Con ition*
Irrigation System	Control Panel, Replace	1 EA	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	3 EA	Good
Irrigation System	Drip System, Replace/Install	7500 SF	Fair
Bus Stop	Metal-Framed, Standard, Replace	32 SF	Fair
Parking Lots	Pavement, Asphalt, Mill and Overlay	4150 SF	Fair
Bus stop	Metal-Framed, Standard, Replace	32 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Signage	Property, Monument, Replace/Install	1 EA	Good
Bike Rack	Fixed 1-5 Bikes, Replace	1 EA	Fair

General Site			
Lighting Controls	Dimming Panel, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	940 SF	Good

C. Property Space Use and Observed Areas

Areas Observed

Most of the site was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. 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 matrix that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 parking lot was originally estimated constructed in 1980s. The parking lot has not since been substantially renovated at least there is no record of any improvements being made or any information about it.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

G-1. 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 *effecti e 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.

G-2. 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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Church Parking Lot at E Mountain View & Cullen Ave. Glendora, CA 91741, 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.

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.

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 an 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.

Prepared by: Alvaro Bedoya,
Project Assessor

Reviewed by:

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Program Manager
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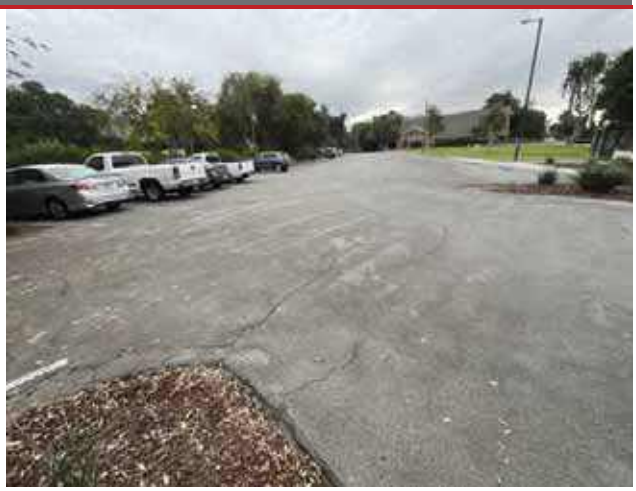
H. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links

Appendix A:
Photographic Record

Photographic Overview

1 - PARKING LOT CORNER VIEW



2 - OVERVIEW WEST TO EAST

3 - OVERVIEW EAST TO WEST

4 - OVERVIEW NORTH TO SOUTH

5 - PARK BENCHES

6 - LIGHTING CONTROL AND IRRIGATION PANELS

Photographic Overview

7 - CONCRETE PATH

8 - BUS STOP SHADE STRUCTURE

9 - MONUMENTAL SIGNAGE

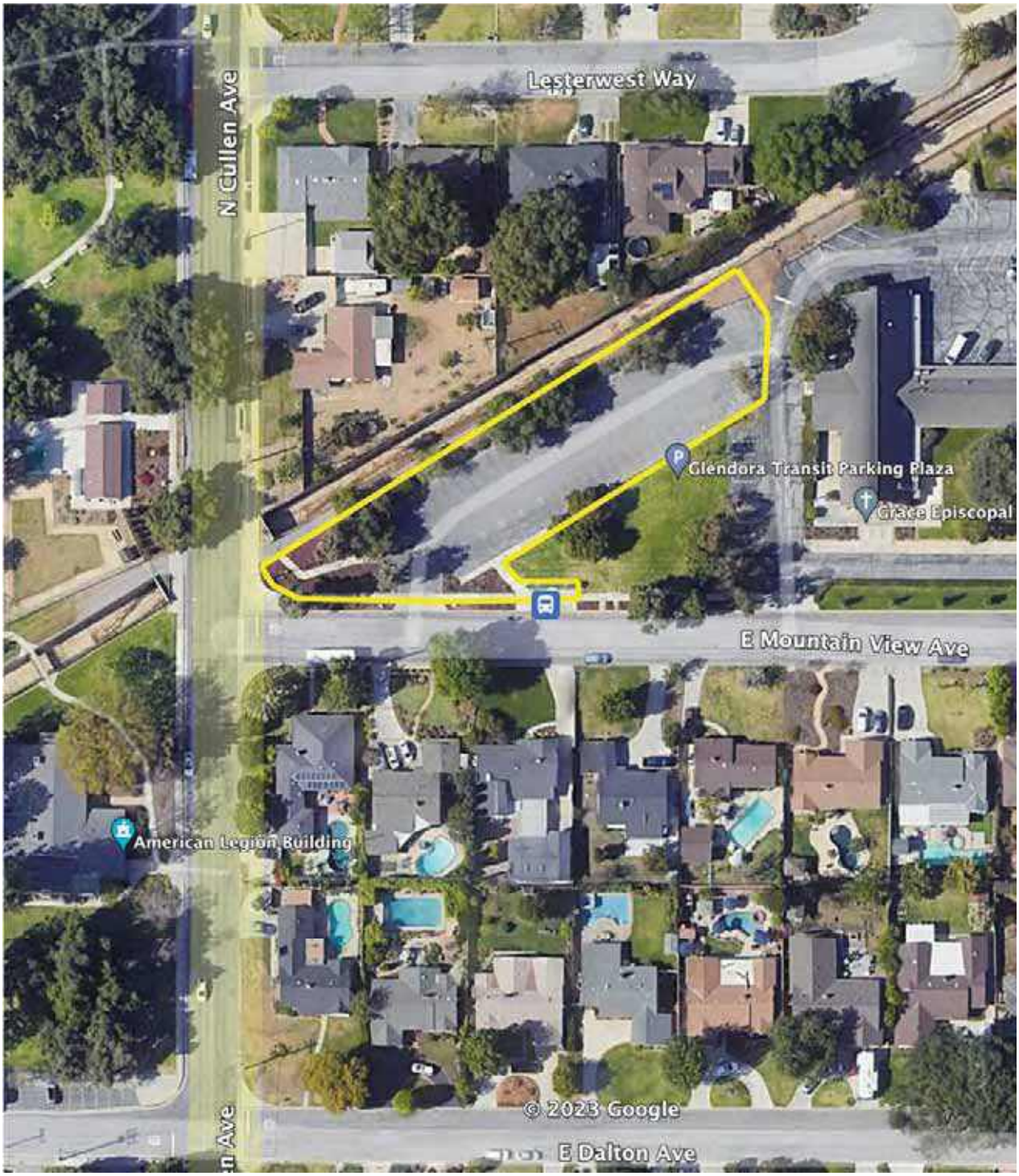
10 - POLE LED LIGHT FIXTURE

11 - TRASH RECEPTACLE

12 - BIKE RACK

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-050.468	Church Parking Lot
Source	**On-Site Date**
Google Earth Pro	November 14, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Church Parking Lot
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	11/14/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Church Parking Lot

BV Project Number: 158691.23R000-050.468

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	

Church Parking Lot: 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				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

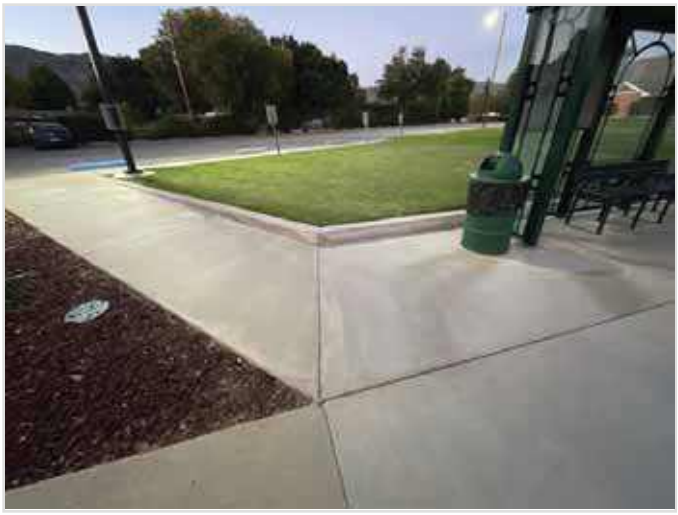
**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Church Parking Lot: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP



ACCESSIBLE PATH

Appendix E:
Component Condition Report

Component Condition Report | Church Parking Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	10	7049644
Special Construction & Demo						
F1020	Site	Fair	Bus Stop, Metal-Framed, Standard	32 SF	15	7049656
F1020	Site	Fair	Bus stop, Metal-Framed, Standard	32 SF	15	7049652
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,150 SF	10	7049647
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	940 SF	30	7049646
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049645
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049648
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049650
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049651
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	7052362
G2080	Site	Fair	Irrigation System, Control Panel	1	7	7049655
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	7,500 SF	8	7049657
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049654
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049653
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049649

Appendix F:
Replacement Reserves

Replacement Reserves Report

Church Parking Lot

12/31/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Church Parking Lot	$0	$0	$0	$0	$0	$939	$0	$8,302	$38,478	$3,699	$34,843	$0	$5,774	$0	$0	$59,608	$0	$0	$0	$0	$0	**$151,643**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$939**	**$0**	**$8,302**	**$38,478**	**$3,699**	**$34,843**	**$0**	**$5,774**	**$0**	**$0**	**$59,608**	**$0**	**$0**	**$0**	**$0**	**$0**	**$151,643**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	Site	7049644	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	10	10	1	EA	$4,680.00	$6,318.00	$6,318											$6,318												**$6,318**
F1020	Site	7049652	Bus stop, Metal-Framed, Standard, Replace	30	15	15	32	SF	$50.00	$167.50	$5,360																$5,360							**$5,360**
F1020	Site	7049656	Bus Stop, Metal-Framed, Standard, Replace	30	15	15	32	SF	$50.00	$167.50	$5,360																$5,360							**$5,360**
G2020	Site	7049647	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	4150	SF	$3.50	$4.73	$19,609											$19,609												**$19,609**
G2060	Site	7052362	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	1	EA	$600.00	$810.00	$810						$810																	**$810**
G2060	Site	7049645	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049648	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049650	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049651	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050										**$4,050**
G2080	Site	7049655	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$6,750.00	$6,750								$6,750															**$6,750**
G2080	Site	7049657	Irrigation System, Drip System, Replace/Install	20	12	8	7500	SF	$3.00	$4.05	$30,375									$30,375														**$30,375**
G4050	Site	7049654	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
G4050	Site	7049653	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
G4050	Site	7049649	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$810**	**$0**	**$6,750**	**$30,375**	**$2,835**	**$25,927**	**$0**	**$4,050**	**$0**	**$0**	**$38,260**	**$0**	**$0**	**$0**	**$0**	**$0**	**$109,007**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$939**	**$0**	**$8,302**	**$38,478**	**$3,699**	**$34,843**	**$0**	**$5,774**	**$0**	**$0**	**$59,608**	**$0**	**$0**	**$0**	**$0**	**$0**	**$151,643**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Irrigation System	Control Panel	Replace	Site	Fair	34.137972	-117.858971	https://www.google.com/maps?q=34.137972,-117.858971	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	8	15	7		1	5415	5415.002422			Church Parking Lot	7049655
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138323	-117.858198	https://www.google.com/maps?q=34.138323,-117.858198	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002469			Church Parking Lot	7049654
Irrigation System	Drip System	Replace/Install	Site	Fair	34.137991	-117.858988	https://www.google.com/maps?q=34.137991,-117.858988	Lifecycle/Renewal	Irrigation System, Drip System, Replace/Install	12	20	8		7500	3.249	24367.5			Church Parking Lot	7049987
Bus Stop	Metal-Framed, Standard	Replace	Site	Fair	34.137941	-117.858759	https://www.google.com/maps?q=34.137941,-117.858759	Lifecycle/Renewal	Shade Structure, Metal-Framed, Standard, Replace	15	30	15		32	162.45	5198.4.002407			Church Parking Lot	7049656
Parking Lots	Pavement, Asphalt	Mill & Overlay	Site	Fair	34.138080	-117.858853	https://www.google.com/maps?q=34.138080,-117.858853	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	15	25	10		4150	3.7935	15730.575			Church Parking Lot	7049647
Bus stop	Metal-Framed, Standard	Replace	Site	Fair	34.137977	-117.858963	https://www.google.com/maps?q=34.137977,-117.858963	Lifecycle/Renewal	Shade Structure, Metal-Framed, Standard, Replace	15	30	15		32	162.45	5198.4.002406			Church Parking Lot	7049652
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138019	-117.858663	https://www.google.com/maps?q=34.138019,-117.858663	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002405			Church Parking Lot	7049653
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138175	-117.858460	https://www.google.com/maps?q=34.138175,-117.858460	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002468			Church Parking Lot	7049649
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.138087	-117.858956	https://www.google.com/maps?q=34.138087,-117.858956	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	11	20	9		1	758.1	758.1.002355			Church Parking Lot	7049645
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137993	-117.858988	https://www.google.com/maps?q=34.137993,-117.858988	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	11	20	9		1	758.1	758.1.002353			Church Parking Lot	7049648
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.138005	-117.858981	https://www.google.com/maps?q=34.138005,-117.858981	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	11	20	9		1	758.1	758.1.002354			Church Parking Lot	7049650
Signage	Property, Monument	Replace/Install	Site	Good	34.137982	-117.859186	https://www.google.com/maps?q=34.137982,-117.859186	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12		1	3249	3249.002352			Church Parking Lot	7049651
Bike Rack	Fixed 1-5 Bikes	Replace	Site	Fair	34.138016	-117.858702	https://www.google.com/maps?q=34.138016,-117.858702	Lifecycle/Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	15	20	5		1	649.8	649.8			Church Parking Lot	7052362
Lighting Controls	Dimming Panel, Digital Time Control Clock & Photosensor	Replace	Site	Fair	34.138154	-117.858940	https://www.google.com/maps?q=34.138154,-117.858940	Lifecycle/Renewal	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	10	20	10		1	6068.44	6068.44.002421			Church Parking Lot	7049644
Sidewalk	Concrete, Small Areas/Sections	Replace	Site	Good	34.138095	-117.858795	https://www.google.com/maps?q=34.138095,-117.858795	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	20	50	30		940	21.66	20360.4			Church Parking Lot	7049646

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

City Baseball Field at Manooshian
#AIN 8648001800 (857 North Loraine Avenue)
Glendora, California 91741

PREPARED BY:
ureau eritas
Uni ersit oule ar Suite
llicott Cit ar lan

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BV CONTACT:
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BV PROJECT #:

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ON SITE DATE:
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A. Baseball Field Executive Summary

A-1. Baseball Field Overview and Assessment Details

General Information	
Park Type	Baseball Field
Number of Buildings	1 Ancillary building
Main Address	857 North Loraine Avenue. Glendora, California 91741
Site Developed	1990 (estimated)
Site Area	2.4 acres (estimated)
Parking Spaces	76 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Baseball Field Stop Findings and Deficiencies

Historical Summary

The baseball field at George Manooshian Park in Glendora was originally established in the 1990s and has not seen any renovations since its inception. There is no recorded evidence of improvements, and no information has been provided regarding any upgrades or enhancements.

Amenities and General Site

The site is essentially a baseball field equipped with the standard necessities for baseball practice, including a fenced field, foul poles, a scoreboard, and two dugouts—one for the home team and another for the visiting team. There are also two seating sections for spectators. Additionally, the field features a parking area on its west side, basic lighting, and, finally, situated behind home plate, a small ancillary building utilized for storage which could not be accessed. The components are generally in fair condition. The parking lot striping is faded, and there are previously sealed longitudinal cracks and deteriorated portions of the asphalt surface. Milling and overlaying of the parking lot, along with a seal coat and new striping, is recommended

Architectural

The Baseball Field contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components for the Manooshian City Baseball Field primarily involve the electrical aspect, catering to the lighting and scoreboard. Located on the north side of the property, there is a backflow preventer. However, it is worth noting that the field lacks irrigation and water fountains.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

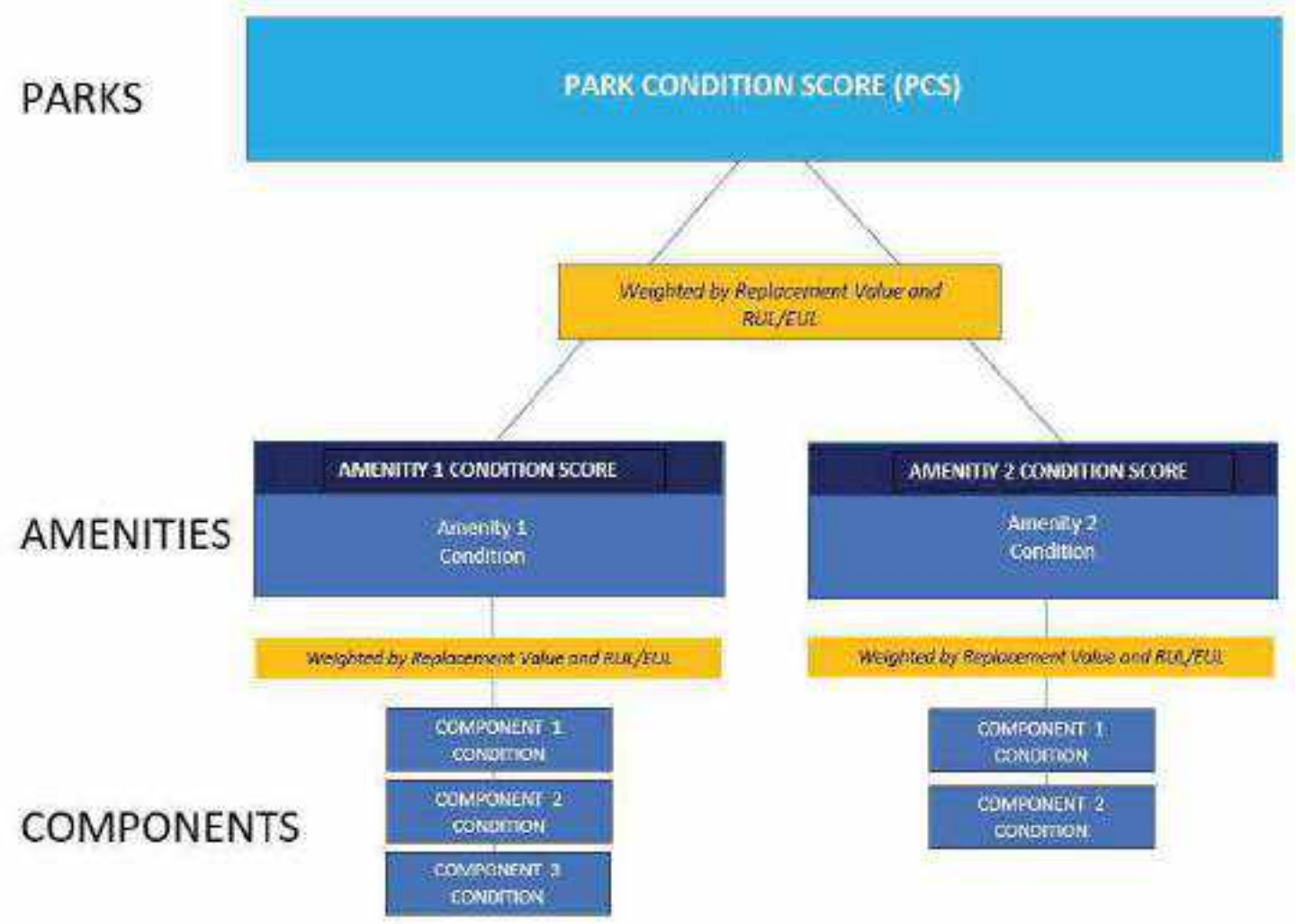
B-1. Prioritization Methodology

Baseball Field Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Field Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

City Baseball Field at Manooshian	OVERALL CONDITION SCORE **23**	TOTAL ACRES: REPLACEMENT VALUE: $ 386,790 REMAINING VALUE: $ 89,231 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball diamonds	COND. SCORE **39**	REPLACEMENT VALUE: $ 193,240 REMAINING VALUE: $ 75,511
General Site	COND. SCORE **7**	REPLACEMENT VALUE: $ 193,550 REMAINING VALUE: $ 13,720

B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. 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. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years

B-4. Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Facility/Building	Total Items	Total Cost
City Baseball Field at Manooshian	1	$29,800
Total	**1**	**$29,800**

City Baseball Field at Manooshian

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7189604	City Baseball Field at Manooshian	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$29,800
Total (1 items)							**$29,800**

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $29,800

$$$$

Striping is faded - AssetCALC ID: 7189604

Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $231,500

$$$$

Surface deterioration, sealed longitudinal cracks - AssetCALC ID: 7049626

B-6. Baseball Field

General Information	
Asset Type	Baseball Field
Asset Location	857 North Loraine Avenue. Glendora, California 91741
Overall Condition	Fair

Co ponent	*escription*	*uantit*	*Con ition*
Landscaping and Topography	Limited landscaping features; irrigation not present		
Storm Water Management	Surface drainage to developed surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D for more details.		
Key Issues and Findings	None		

Baseball diamonds

– *Co ponent*	▪ *escription*	▪ *uantit*	*Con ition*
– **Bleachers**	▪ Fixed Steel Frame, Aluminum Benches (per Seat), Replace	▪ 550 EA	Fair
– **Fences & Gates**	▪ Fence, Chain Link 4', Replace	▪ 360 LF	Fair

General Information

– **Sports Apparatus**	▪ Baseball, Foul Pole, Replace	▪ 2 EA	Fair
– **Parking Lots**	▪ Pavement, Asphalt, Mill and Overlay	▪ 49000 SF	Fair
– **Backflow Preventer**	▪ Domestic Water, Replace	▪ 1 EA	Fair
– **Site Light Pole**	▪ 20' Height, without Base or Fixtures, Replace/Install	▪ 6 EA	Fair
– **Ancillary Building**	▪ CMU, Basic/Minimal, Replace	▪ 500 SF	Fair
– **Fences and Gates**	▪ Fence, Chain Link 6', Replace	▪ 260 LF	Fair
– **Sports Apparatus**	▪ Player/Dugout Benches, 12' Length, Replace	▪ 2 EA	Fair
– **Exterior Fixture with Lamp**	▪ any type, with LED Replacement, Replace	▪ 3 EA	Fair
– **Pole Light Fixture with Lamps**	▪ any type 30' High, with LED Replacement, Replace/Install	▪ 1 EA	Fair
– **Sports Apparatus**	▪ Baseball, Backstop Chain-Link, Replace	▪ 1 EA	Fair
– **Sports Apparatus**	▪ Baseball/Football, Protective Netting, Replace	▪ 2400 SF	Fair
– **Outdoor Spectator Seating**	▪ Bleachers, Aluminum Benches (per Seat), Replace	▪ 180 EA	Fair
– **Bike Rack**	▪ Portable 6-10 Bikes, Replace	▪ 1 EA	Fair
– **Flagpole**	▪ Metal, Replace	▪ 1 EA	Fair
– **Roofing**	▪ Metal, Replace	▪ 500 SF	Fair
– **Exterior Door**	▪ Steel, Standard, Replace	▪ 2 EA	Fair

General Information				
– **Sports Apparatus**	▪	Scoreboard, Electronic Standard, Replace	▪ 1 EA	Fair

B-7. General Site

General Site			
Asset Type	Parking Lot		
Asset Location	East portion of site		
Overall Condition	Poor		
Co ponent	*escription*	*uantit*	*Con ition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	49000 SF	Poor
Parking Lots	Pavement, Asphalt, Seal and Stripe	49000 SF	Poor

C. Property Space Use and Observed Areas

Areas Observed

Most of the field was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property.

Key Spaces Not Observed

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

- Ancillary storage building; locked no key.

D. 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 matrix included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 baseball field was originally estimated constructed in 1990s. The baseball field has not since been substantially renovated.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

G-1. 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 *effecti e 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.

G-2. 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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

Th City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Baseball Field at Manooshian, 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.

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.

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 an 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.

Prepared by: Alvaro Bedoya,
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Reviewed by:

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H. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links

Appendix A:
Photographic Record

Photographic Overview

1 - OVERVIEW FROM THIRD BASE

2 - OVERVIEW FROM BASE

3 - DUGOUT

4 - BLEACHERS

5 - FOUL POLE

6 - BACKSTOP CHAIN-LINK FENCE

Photographic Overview

7 - FENCE AND SCOREBOARD

8 - LIGHTING

9 - ANCILLARY BUILDING

10 - LIGHTING AND FLAGPOLE

11 - PARKING LOT

12 - BACKFLOW PREVENTER

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-051.468	City Baseball Field at Manooshian
Source	**On-Site Date**
Google Earth Pro	November 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	City Baseball Field at Manooshian
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	11/14/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: City Baseball Field at Manooshian

BV Project Number: 158691.23R000-051.468

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	

City Baseball Field at Manooshian: 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				X
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*

City Baseball Field at Manooshian: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

Appendix E:
Component Condition Report

Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	17	7049643
Roofing						
B3010	Roof	Fair	Roofing, Metal	500 SF	17	7049640
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	6	7049629
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	300	11	7049642
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	250	11	7049632
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Building, CMU, Basic/Minimal	500 SF	17	7049635
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,000 SF	2	7049626
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,000 SF	0	7189604
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Foul Pole	2	10	7049634
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	6	7049638
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	7140084
G2050	Site	Fair	Sports Apparatus, Baseball/Football, Protective Netting	2,400 SF	6	7049631
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	180	4	7049627
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7049639
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	360 LF	10	7049641
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	15	7049625

Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	3	7049636
G2060	Site	Fair	Flagpole, Metal	1	11	7049633
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	6	15	7049630
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	8	7049628
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	8	7049637

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Baseball Field at Manooshian

12/31/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Baseball Field at Manooshian	$29,768	$0	$245,625	$738	$32,820	$34,509	$23,159	$0	$23,258	$0	$71,719	$128,007	$0	$0	$0	$86,886	$0	$84,122	$1,149	$0	$53,763	**$815,521**
Grand Total	**$29,768**	**$0**	**$245,625**	**$738**	**$32,820**	**$34,509**	**$23,159**	**$0**	**$23,258**	**$0**	**$71,719**	**$128,007**	**$0**	**$0**	**$0**	**$86,886**	**$0**	**$84,122**	**$1,149**	**$0**	**$53,763**	**$815,521**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7049643	Exterior Door, Steel, Standard, Replace	40	23	17	2	EA	$600.00	$810.00	$1,620																		$1,620				**$1,620**
B3010	Roof	7049640	Roofing, Metal, Replace	40	23	17	500	SF	$13.00	$17.55	$8,775																		$8,775				**$8,775**
D2010	Site	7049629	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,320.00	$4,320							$4,320															**$4,320**
E2010	Site	7049642	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	300	EA	$120.00	$162.00	$48,600												$48,600										**$48,600**
E2010	Site	7049632	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	250	EA	$120.00	$162.00	$40,500												$40,500										**$40,500**
F1020	Building Exterior	7049635	Ancillary Building, CMU, Basic/Minimal, Replace	35	18	17	500	SF	$60.00	$81.00	$40,500																		$40,500				**$40,500**
G2020	Site	7189604	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	49000	SF	$0.45	$0.61	$29,768	$29,768					$29,768					$29,768					$29,768					$29,768	**$148,838**
G2020	Site	7049626	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	49000	SF	$3.50	$4.73	$231,525			$231,525																			**$231,525**
G2050	Site	7049627	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	21	4	180	EA	$120.00	$162.00	$29,160					$29,160																	**$29,160**
G2050	Site	7049638	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	2	EA	$450.00	$1,057.50	$2,115							$2,115															**$2,115**
G2050	Site	7049631	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	9	6	2400	SF	$4.00	$5.40	$12,960							$12,960															**$12,960**
G2050	Site	7140084	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	1	EA	$5,000.00	$6,750.00	$6,750									$6,750													**$6,750**
G2050	Site	7049634	Sports Apparatus, Baseball, Foul Pole, Replace	25	15	10	2	EA	$1,500.00	$2,025.00	$4,050											$4,050											**$4,050**
G2050	Site	7049639	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	$8,000.00	$10,800.00	$10,800											$10,800											**$10,800**
G2060	Site	7049636	Bike Rack, Portable 6-10 Bikes, Replace	15	12	3	1	EA	$500.00	$675.00	$675				$675															$675			**$1,350**
G2060	Site	7049641	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	360	LF	$18.00	$24.30	$8,748											$8,748											**$8,748**
G2060	Site	7049625	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	260	LF	$21.00	$28.35	$7,371																$7,371						**$7,371**
G2060	Site	7049633	Flagpole, Metal, Replace	30	19	11	1	EA	$2,500.00	$3,375.00	$3,375												$3,375										**$3,375**
G4050	Site	7049637	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$6,800.00	$9,180.00	$9,180									$9,180													**$9,180**
G4050	Site	7049630	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	25	15	6	EA	$2,300.00	$3,105.00	$18,630																$18,630						**$18,630**
G4050	Building Exterior	7049628	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	3	EA	$600.00	$810.00	$2,430									$2,430													**$2,430**
Totals, Unescalated												**$29,768**	**$0**	**$231,525**	**$675**	**$29,160**	**$29,768**	**$19,395**	**$0**	**$18,360**	**$0**	**$53,366**	**$92,475**	**$0**	**$0**	**$0**	**$55,769**	**$0**	**$50,895**	**$675**	**$0**	**$29,768**	**$641,597**
Totals, Escalated (3.0% inflation, compounded annually)												**$29,768**	**$0**	**$245,625**	**$738**	**$32,820**	**$34,509**	**$23,159**	**$0**	**$23,258**	**$0**	**$71,719**	**$128,007**	**$0**	**$0**	**$0**	**$86,886**	**$0**	**$84,122**	**$1,149**	**$0**	**$53,763**	**$815,521**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48944	-117.8448518	https://www.google.com/maps?q=34.1.48944,-117.8448518	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		300	123.96	39588.0 02424			City Baseball Field at Manoochinan	7049642
Fences & Gates	Fence, Chain Link 4'	Replace	Site	Fair	34.1.48273	-117.8483131	https://www.google.com/maps?q=34.1.48273,-117.8483131	Lifecycle Renewal	Fences & Gates, Fence, Chain Link 4', Replace	30	40	10		360	19.494	7017.84			City Baseball Field at Manoochinan	7049641
Sports Apparatus	Baseball, Foul Pole	Replace	Site	Fair	34.1.48309	-117.8483151	https://www.google.com/maps?q=34.1.48309,-117.8483151	Lifecycle Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		2	1624.5	3249			City Baseball Field at Manoochinan	7049634
Parking Lots	Pavement, Asphalt	Mill & Overlay	Site	Poor	34.1.48469	-117.8476118	https://www.google.com/maps?q=34.1.48469,-117.8476118	Performance/Integrity	Parking Lots, Pavement, Asphalt, Mill & Overlay	23	25	2		49000	3.7935	185734.5			City Baseball Field at Manoochinan	7049626
Backflow Preventer	Domestic Water	Replace	Site	Fair	34.1.48977	-117.8479114	https://www.google.com/maps?q=34.1.48977,-117.8479114	Lifecycle Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	24	30	6		1	3465.6	3465.6 0.02423			City Baseball Field at Manoochinan	7049629
Site Light Pole	20' Height, w/o Base or Fixtures	Replace/Install	Site	Fair	34.1.48908	-117.8481185	https://www.google.com/maps?q=34.1.48908,-117.8481185	Lifecycle Renewal	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	25	40	15		6	2490.9	1494.54			City Baseball Field at Manoochinan	7049631
Ancillary Building	CMU, Basic/Minimal	Replace	Building Exterior	Fair	34.1.48974	-117.8484981	https://www.google.com/maps?q=34.1.48974,-117.8484981	Lifecycle Renewal	Ancillary Building, CMU, Basic/Minimal, Replace	18	35	17		500	64.98	32490			City Baseball Field at Manoochinan	7049635
Fences & Gates	Fence, Chain Link 6'	Replace	Site	Fair	34.1.48446	-117.8484414	https://www.google.com/maps?q=34.1.48446,-117.8484414	Lifecycle Renewal	Fences & Gates, Fence, Chain Link 6', Replace	25	40	15		260	22.743	5913.18			City Baseball Field at Manoochinan	7049625
Sports Apparatus	Player/Dugout Benches, 12' Length	Replace	Site	Fair	34.1.48985	-117.8483095	https://www.google.com/maps?q=34.1.48985,-117.8483095	Lifecycle Renewal	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	9	15	6		2	974.7	1949.4			City Baseball Field at Manoochinan	7049638
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48939	-117.8482111	https://www.google.com/maps?q=34.1.48939,-117.8482111	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		250	123.96	32490 0.02425			City Baseball Field at Manoochinan	7049632
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building Exterior	Fair	34.1.48973	-117.8484414	https://www.google.com/maps?q=34.1.48973,-117.8484414	Lifecycle Renewal	Light Fixture - Exterior Building	12	20	8		3	649.8	1949.4			City Baseball Field at Manoochinan	7049628
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.1.48784	-117.8479779	https://www.google.com/maps?q=34.1.48784,-117.8479779	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	1.2	20	8		1	7364.4	7364.4			City Baseball Field at Manoochinan	7049637
Sports Apparatus	Baseball, Backstop Chain Link	Replace	Site	Fair	34.1.48301.033090116	-117.8483-4875743675	https://www.google.com/maps?q=34.1.48301.033090116,-117.8483-4875743675	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain Link, Replace	1.2	20	8		1	5415	5415			City Baseball Field at Manoochinan	7140304
Sports Apparatus	Baseball/Football, Protective Netting	Replace	Site	Fair	34.1.48625	-117.8483-40	https://www.google.com/maps?q=34.1.48625,-117.848340	Lifecycle Renewal	Sports Apparatus, Baseball/Football, Protective Netting, Replace	9	15	6		2400	4.332	10396.8			City Baseball Field at Manoochinan	7049631
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48752	-117.847744	https://www.google.com/maps?q=34.1.48752,-117.847744	Lifecycle Renewal	Bleachers, Aluminum Benches (per Seat), Replace	21	25	4		180	123.96	2231.92.8			City Baseball Field at Manoochinan	7049627
Bike Rack	Portable 6-10 Bikes	Replace	Site	Fair	34.1.48771	-117.8476758	https://www.google.com/maps?q=34.1.48771,-117.8476758	Lifecycle Renewal	Bike Rack, Portable 6-10 Bikes, Replace	1.2	15	3		1	541.5	541.5			City Baseball Field at Manoochinan	7049636
Parking Lots	Pavement, Asphalt	Seal & Stripe	Site	Poor	34.1.48469	-117.8476118	https://www.google.com/maps?q=34.1.48469,-117.8476118	Performance/Integrity	Parking Lots, Pavement, Asphalt, Mill & Overlay	5	5	0		49000	0.487.35	23860.15			City Baseball Field at Manoochinan	7189804
Flagpole	Metal	Replace	Site	Fair	34.1.48482	-117.8479727	https://www.google.com/maps?q=34.1.48482,-117.8479727	Lifecycle Renewal	Flagpole, Metal, Replace	1.9	30	1.1		1	2707.5	2707.5			City Baseball Field at Manoochinan	7049633
Roofing	Metal	Replace	Roof	Fair	34.1.48780	-117.8487119	https://www.google.com/maps?q=34.1.48780,-117.8487119	Lifecycle Renewal	Metal Roof	2.3	40	1.7		500	14.079	7039.5			City Baseball Field at Manoochinan	7049640
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.1.48917	-117.8484301	https://www.google.com/maps?q=34.1.48917,-117.8484301	Lifecycle Renewal	Exterior Door Steel	2.3	40	1.7		2	649.8	1299.6			City Baseball Field at Manoochinan	7049643
Sports Apparatus	Scoreboard, Electronic Standard	Replace	Site	Fair	34.1.48373	-117.8480561	https://www.google.com/maps?q=34.1.48373,-117.8480561	Lifecycle Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	1.5	25	1.0		1	8664	8664			City Baseball Field at Manoochinan	7049639

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

Glendora Urban Trail
Sunflower and Gladstone Street
Glendora, California 91740

PREPARED BY:
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BV CONTACT:
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Progra anager

ar enable bureau eritas co

BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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A. Urban Trail Executive Summary

A-1. Urban Trail Overview and Assessment Details

General Information	
Park Type	Urban Trail System
Number of Buildings	None
Main Address	Sunflower and Gladstone Street, Glendora, California 91740
Site Developed	2018
Site Area	2.5 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 13, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Urban Trail Findings and Deficiencies

Historical Summary

The inauguration of the Glendora Urban Trail, spanning one mile, took place on June 23, 2018. This trail represents the initial phase of a larger urban trail system, totaling 2.5 miles, projected to extend from Louie Pompei Memorial Sports Park to Grand Avenue. The trail is designed with the community in mind, providing a space for residents to walk or ride their bicycles freely, away from the confines of the street.

General Site

The path encompasses a 10-foot-wide asphalt trail with a designated two-way lane. Running along the northern edge is the San Dimas Wash canal, while the southern border connects to the backyards of the neighborhood residences, all safeguarded by a chain-link fence on both sides. The trail is equipped with three iron gates: one at the trailhead and two flanking each side of the Loui Pompei Park parking area. Adjacent to the western park entrance, you'll find two concrete picnic tables, and across the street from the trail's west entrance, on a triangular plot, three concrete benches are positioned. Notably, the trail is enhanced by five monument signs.

Architectural

The Glendora Urban Trail contain no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Glendora Urban Trail lacks MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) elements or significant mechanical assets, except for a minor irrigation triangle located on the opposite side from the trail's starting point. It's worth highlighting that no lighting or drinking fountains were identified along the trail, which could be considered advantageous if added.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

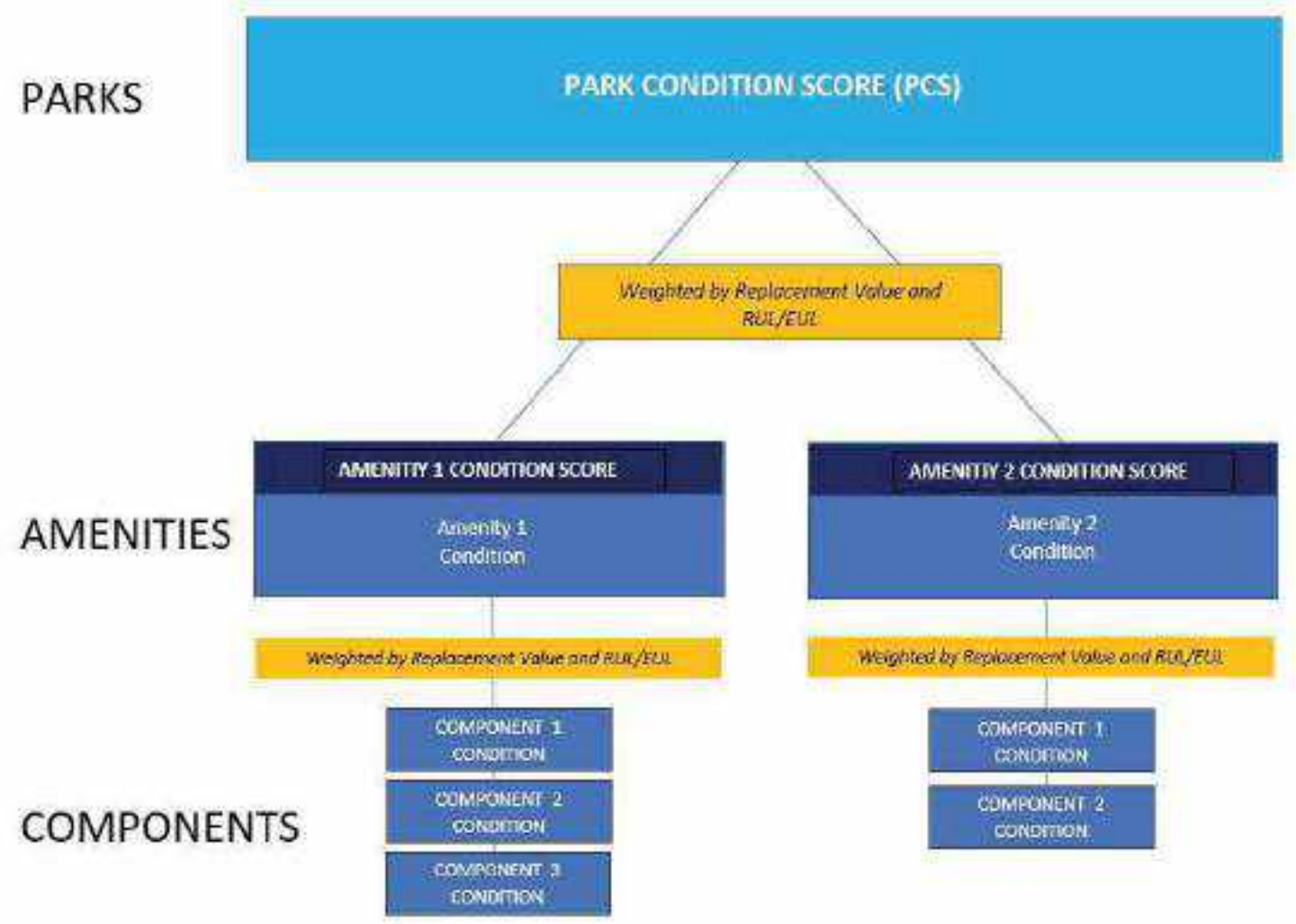
B-1. Prioritization Methodology

Urban Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

B-2. Trail Prioritization Metrics

Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Glendora Urban Trail

OVERALL CONDITION SCORE **74**

TOTAL ACRES:
REPLACEMENT VALUE: $ 212,576
REMAINING VALUE: $ 156,682
SAFETY ISSUES: 0
FAILED COMPONENTS: 0

B-3. Plan Types (Amenities and General Site)

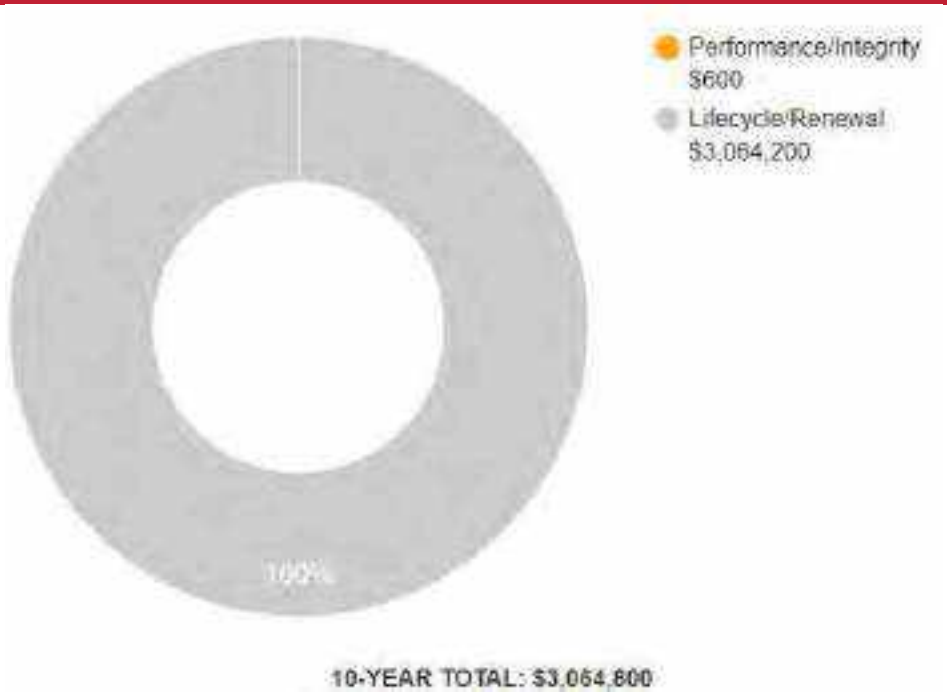
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
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, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.

Plan Type Descriptions

Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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 *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

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.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Signage in Poor Condition.

Signage, Guide and Directional
Glendora Urban Trail Site

Uniformat Code: G2010
Recommendation: **Replace/Install in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: $300

**$$**$$

Corner Broken and Graffiti - AssetCALC ID: 7049544

Signage in Poor Condition.

Signage, Guide and Directional
Glendora Urban Trail Site

Uniformat Code: G2010
Recommendation: **Replace/Install in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: $300

**$$**$$

With Graffiti - AssetCALC ID: 7049536

B-6. Urban Trail

General Information

Asset Type	Trail
Asset Location	Between 1380 South Sunflower Avenue and Louie Pompei Memorial Sport Park
Overall Condition	Good

Co ponent	*escription*	*uantit*	*Con ition*
Landscaping and Topography	Limited landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None		

C. Property Space Use and Observed Areas

Areas Observed

All areas of the trail were observed in order to gain a clear understanding of the property's overall condition.

Key Spaces Not Observed

There were no inaccessible areas.

D. 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 matrix that are included in the Accessibility 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 park was originally constructed in 2018. The trail has not since been substantially renovated.

No detailed follow-up accessibility study is currently recommended since no complete apartment unit conversions are needed and the budgetary sum of the corrective costs identified at the subject site is less than $10,000. Reference the appendix for specific data, photos, and the checklist associated with this limited accessibility survey.

E. 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 construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction 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 existing 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 the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

F-1. 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 *effecti e 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.

F-2. 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 *Safet* or *Perfor ance ntegrit* 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's or component's respective 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 Amenities and General Site and Facilities sections 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of the Glendora Urban Trail, located at Sunflower and Gladstone Street, Glendora, California 91740, 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.

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.

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 an 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.

Prepared by: Alvaro Bedoya
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H. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory

Appendix A:
Photographic Record

Photographic Overview

2 - SIGNAGE

3 - SIGNAGE

4 - SIGNAGE

5 - FENCES AND GATES

6 - LANDSCAPING

Photographic Overview

7 - PAVED TRAIL

8 - UNPAVED TRAIL

9 - PARK BENCH

10 - PARK BENCH

11 - FENCES AND GATES

12 - TRASH RECEPTACLE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-053.468	Glendora Urban Trail
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

N

Appendix C:
Pre-Survey Questionnaire

The Pre-Survey Questionnaire
Was Not Returned to BV

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Glendora Urban Trail

BV Project Number: 158691.23R000-053.468

Facility History and 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	

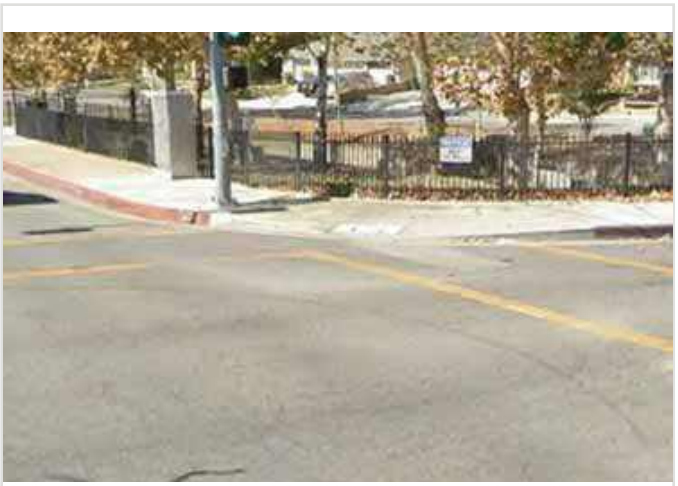
Glendora Urban Trail: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				
Building Entrances	**NA**			
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds and Swimming Pools	**NA**			
Other				

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

Glendora Urban Trail: Photographic Overview

ACCESSIBLE PATH



CURB CUT

Appendix E:
Component Condition Report

Component Condition Report | Glendora Urban Trail

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Signage, Signage, Guide & Directional, Replace/Install	1	2	7049536
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049553
G2010	Site	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	43,000 SF	2	7149554
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049542
G2010	Site	Good	Roadways, Pavement, Asphalt, Mill & Overlay	43,000 SF	20	7049547
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049531
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049550
G2010	Site	Poor	Signage, Signage, Guide & Directional, Replace/Install	1	2	7049544
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	50 SF	45	7049533
Sitework						
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	18 LF	45	7049543
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	20 LF	30	7049555
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7049534
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	99,999 LF	20	7049552
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	54 LF	30	7049541
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049530
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	99,999 LF	43	7049540
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049557
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7049539
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049556
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7049549
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7049548
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049532

Component Condition Report | Glendora Urban Trail

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	20 LF	30	7049554
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	99,999 LF	7	7049551
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7049535
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049538
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7049537
G2080	Site	Fair	Irrigation System, Drip System	3,150 SF	15	7049546
G2080	Site	Fair	Irrigation System, Control Panel	1	10	7049545

Appendix F:
Replacement Reserves

Replacement Reserves Report

Glendora Urban Trail

12/13/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Glendora Urban Trail	$0	$0	$28,286	$0	$0	$0	$0	$3,020,691	$1,197	$0	$14,514	$0	$48,793	$1,586	$4,084	$32,495	$0	$43,177	$6,895	$0	$5,487,231	**$8,688,949**
Grand Total	**$0**	**$0**	**$28,286**	**$0**	**$0**	**$0**	**$0**	**$3,020,691**	**$1,197**	**$0**	**$14,514**	**$0**	**$48,793**	**$1,586**	**$4,084**	**$32,495**	**$0**	**$43,177**	**$6,895**	**$0**	**$5,487,231**	**$8,688,949**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Site	7149554	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	43000	SF	$0.45	$0.61	$26,123			$26,123					$26,123					$26,123					$26,123					**$104,490**
G2010	Site	7049547	Roadways, Pavement, Asphalt, Mill & Overlay	25	5	20	43000	SF	$3.50	$4.73	$203,175																					$203,175		**$203,175**
G2010	Site	7049536	Signage, Signage, Guide & Directional, Replace/Install	20	18	2	1	EA	$200.00	$270.00	$270			$270																				**$270**
G2010	Site	7049544	Signage, Signage, Guide & Directional, Replace/Install	20	18	2	1	EA	$200.00	$270.00	$270			$270																				**$270**
G2010	Site	7049553	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049542	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049531	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049550	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2060	Site	7049551	Fences & Gates, Fence, Chain Link 4', Replace	40	33	7	99999	LF	$18.00	$24.30	$2,429,976								$2,429,976														**$2,429,976**
G2060	Site	7049537	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7049534	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,350.00	$1,350															$1,350							**$1,350**
G2060	Site	7049549	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,350.00	$1,350															$1,350							**$1,350**
G2060	Site	7049530	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049556	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049532	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049552	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	99999	LF	$21.00	$28.35	$2,834,972																					$2,834,972	**$2,834,972**
G2060	Site	7049535	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050											**$4,050**
G2060	Site	7049557	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050									**$4,050**
G2060	Site	7049538	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050									**$4,050**
G2060	Site	7049539	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Site	7049548	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7049545	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$5,000.00	$6,750.00	$6,750											$6,750											**$6,750**
G2080	Site	7049546	Irrigation System, Drip System, Replace	20	5	15	3150	SF	$3.00	$4.05	$12,758																$12,758						**$12,758**
Totals, Unescalated												**$0**	**$0**	**$26,663**	**$0**	**$0**	**$0**	**$0**	**$2,456,098**	**$945**	**$0**	**$10,800**	**$0**	**$34,223**	**$1,080**	**$2,700**	**$20,858**	**$0**	**$26,123**	**$4,050**	**$0**	**$3,038,147**	**$5,621,685**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$28,286**	**$0**	**$0**	**$0**	**$0**	**$3,020,691**	**$1,197**	**$0**	**$14,514**	**$0**	**$48,793**	**$1,586**	**$4,084**	**$32,495**	**$0**	**$43,177**	**$6,895**	**$0**	**$5,487,231**	**$8,688,949**

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.119429	-117.837846	https://www.google.com/maps?q=+34.119429, -117.837846	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	5	50	45	18	77.976	1403.568	002453	Glendora Urban Trail	7049543
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.114341	-117.845900	https://www.google.com/maps?q=+34.114341, -117.845900	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	20	77.976	1559.52	002457	Glendora Urban Trail	7049555
Signage, Guide & Directional	Replace/Install	Site	Poor	34.118695	-117.839493	https://www.google.com/maps?q=+34.118695, -117.839493	Performance/Integrity	Roadways, Signage, Guide & Directional, Replace/Install	18	20	2	1	216.6	216.6	002487	Glendora Urban Trail	7049536
Precast Concrete	Replace	Site	Fair	34.118696	-117.839423	https://www.google.com/maps?q=+34.118696, -117.839423	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	11	25	14	1	1083	1083	002481	Glendora Urban Trail	7049534
Fence, Chain Link 6'	Replace	Site	Fair	34.118717	-117.839529	https://www.google.com/maps?q=+34.118717, -117.839529	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	20	40	20	99999	22.743	2274277.257		Glendora Urban Trail	7049552
Signage, Guide & Directional	Replace/Install	Site	Good	34.114360	-117.845891	https://www.google.com/maps?q=+34.114360, -117.845891	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002459	Glendora Urban Trail	7049553
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.118680	-117.839500	https://www.google.com/maps?q=+34.118680, -117.839500	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	54	77.976	4210.704	002485	Glendora Urban Trail	7049541
Pavement, Asphalt	Seal & Stripe	Site	Fair	34.119894	-117.834483	https://www.google.com/maps?q=+34.119894, -117.834483	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	3	5	2	43000	0.48735	20956.05		Glendora Urban Trail	7149554
Precast Concrete	Replace	Site	Good	34.114163	-117.846626	https://www.google.com/maps?q=+34.114163, -117.846626	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002464	Glendora Urban Trail	7049530
Fence, Wrought Iron 4'	Replace	Site	Good	34.114045	-117.846730	https://www.google.com/maps?q=+34.114045, -117.846730	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 4', Replace	7	50	43	99999	43.32	4331956.68		Glendora Urban Trail	7049540
Concrete, Small Areas/Sections	Replace	Site	Good	34.114093	-117.846819	https://www.google.com/maps?q=+34.114093, -117.846819	Lifecycle/Renewal	New Site Asset	5	50	45	50	21.66	1083		Glendora Urban Trail	7049533
Signage, Guide & Directional	Replace/Install	Site	Good	34.119426	-117.837822	https://www.google.com/maps?q=+34.119426, -117.837822	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002454	Glendora Urban Trail	7049542
Property, Monument	Replace/Install	Site	Good	34.114250	-117.846242	https://www.google.com/maps?q=+34.114250, -117.846242	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12	1	3249	3249	002456	Glendora Urban Trail	7049557
Property, Monument	Replace/Install	Site	Good	34.118756	-117.833885	https://www.google.com/maps?q=+34.118756, -117.833885	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15	1	3249	3249	002452	Glendora Urban Trail	7049539
Drip System	Replace	Site	Fair	34.114054	-117.846696	https://www.google.com/maps?q=+34.114054, -117.846696	Lifecycle/Renewal	New Site Asset	5	20	15	3150	3.249	10234.35		Glendora Urban Trail	7049546
Pavement, Asphalt	Mill & Overlay	Site	Good	34.119894	-117.834483	https://www.google.com/maps?q=+34.119894, -117.834483	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	5	25	20	43000	3.7905	162991.5		Glendora Urban Trail	7049547
Precast Concrete	Replace	Site	Good	34.114128	-117.846697	https://www.google.com/maps?q=+34.114128, -117.846697	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002463	Glendora Urban Trail	7049556
Precast Concrete	Replace	Site	Fair	34.118733	-117.839375	https://www.google.com/maps?q=+34.118733, -117.839375	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	11	25	14	1	1083	1083	002482	Glendora Urban Trail	7049549
Property, Monument	Replace/Install	Site	Good	34.118678	-117.839497	https://www.google.com/maps?q=+34.118678, -117.839497	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15	1	3249	3249	002480	Glendora Urban Trail	7049548
Signage, Guide & Directional	Replace/Install	Site	Good	34.119405	-117.837905	https://www.google.com/maps?q=+34.119405, -117.837905	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002455	Glendora Urban Trail	7049531
Precast Concrete	Replace	Site	Good	34.114090	-117.846796	https://www.google.com/maps?q=+34.114090, -117.846796	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002462	Glendora Urban Trail	7049532
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.114066	-117.846926	https://www.google.com/maps?q=+34.114066, -117.846926	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	20	77.976	1559.52	002479	Glendora Urban Trail	7049554
Fence, Chain Link 4'	Replace	Site	Fair	34.114329	-117.845897	https://www.google.com/maps?q=+34.114329, -117.845897	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 4', Replace	33	40	7	99999	19.494	1949380.506		Glendora Urban Trail	7049551
Property, Monument	Replace/Install	Site	Fair	34.118720	-117.839392	https://www.google.com/maps?q=+34.118720, -117.839392	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	10	20	10	1	3249	3249	002483	Glendora Urban Trail	7049535
Signage, Guide & Directional	Replace/Install	Site	Good	34.114353	-117.845896	https://www.google.com/maps?q=+34.114353, -117.845896	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002460	Glendora Urban Trail	7049550
Signage, Guide & Directional	Replace/Install	Site	Poor	34.118682	-117.839487	https://www.google.com/maps?q=+34.118682, -117.839487	Performance/Integrity	Roadways, Signage, Guide & Directional, Replace/Install	18	20	2	1	216.6	216.6	002486	Glendora Urban Trail	7049544
Control Panel	Replace	Site	Fair	34.114028	-117.846686	https://www.google.com/maps?q=+34.114028, -117.846686	Lifecycle/Renewal	New Site Asset	5	15	10	1	5415	5415	002465	Glendora Urban Trail	7049545
Property, Monument	Replace/Install	Site	Good	34.114326	-117.845911	https://www.google.com/maps?q=+34.114326, -117.845911	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12	1	3249	3249	002461	Glendora Urban Trail	7049538
Medium-Duty Metal or Precast	Replace	Site	Fair	34.118708	-117.839461	https://www.google.com/maps?q=+34.118708, -117.839461	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	12	20	8	1	758.1	758.1	002484	Glendora Urban Trail	7049537

Appendix H:
Equipment Inventory

No Equipment Present
On This Site

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd

City of Glendora Medians
Multiple Locations
Glendora, California

PREPARED BY:
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BV PROJECT #:
158691.23R000-055.468

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
October 16-20, 2023

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Street medians
Number of Medians	124

Locations	Address
Amelia Triangle (1)	Island at I/S of Amelia Avenue and Country Club Drive
Auto Center Drive (3)	Lone Hill east to 210 Overpass (north and south sides)
Baseline Road (4)	Barranca Avenue. east to Glendora Avenue. including access medians
Baseline Access Medians (2)	north of the center median on Baseline Road at the 210 freeway on-ramp
Danehurst Avenue (1)	Across from 825 Danehurst Avenue N/A Nothing to Collect
Edgemont Island (1)	140 North Edgemont Place - Island at the end of cul-du-sac
Glendora Avenue (6)	Baseline north to East Walnut Avenue
Glenwood Island (1)	Across from 366 North Glenwood Avenue
Grand Avenue (38)	Arrow Highway to Sierra Madre
Jenifer and Mauna Loa (1)	Across from 702 South. Jenifer Avenue
Kregmont Avenue (4)	Between Palm Avenue and Rose Drive
Lone Hill Avenue (10)	Gladstone to just north of Route 66
Palopinto Island (1)	Across from 1852 Palopinto Avenue
Route 66 (45)	Barranca Avenue east to Cataract Avenue (Inc. access median)
Woodcroft Island (1)	Across from 338 East Woodcroft Avenue

Date(s) of Visit	October 16-20, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Portfolio-Level Findings and Deficiencies

Historical Summary

This survey investigates the condition and significant capital assets of the street medians throughout the City of Glendora. The medians are of varying ages.

Architectural

The street medians contain no structures or significant built assets.

Mechanical, Electrical, and Plumbing (MEP)

Medians throughout the City contain limited MEP equipment, primarily irrigation equipment and some lighting for street signs. Major streetlights are owned by the power company and are excluded from this survey. The irrigation equipment is generally in good condition with no significant issues observed.

Site

Medians are generally landscaped with water-conserving shrubs and trees, which were observed to be in good condition overall. Some medians are hardscaped with stone rubble, without plantings. In general, the medians have been well maintained, and routine maintenance is recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by 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 or no 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 values. The table below summarizes the individual findings for this FCA:

Note: the FCI scores for this portfolio are based on the value of the improvements only, not including curbs. Thus the FCI shown in the illustrations below represent the recurring costs of capital replacements plus inflation for deferred costs.

Facility	Replacement Value	Current	3-Year	5-Year	10-Year
Street Medians / Amelia Triangle	$3,770	0.0%	0.0%	126.6%	313.1%
Street Medians / Auto Center Drive	$19,600	0.0%	0.0%	45.1%	208.9%
Street Medians / Baseline Access Medians	$6,500	0.0%	0.0%	102.5%	188.6%
Street Medians / Baseline Road	$32,840	0.0%	0.0%	44.3%	196.4%
Street Medians / Edgemont Island	$7,000	0.0%	138.7%	138.7%	287.9%
Street Medians / Glendora Avenue	$16,000	0.0%	24.2%	32.0%	236.8%
Street Medians / Glenwood Island	$5,000	0.0%	0.0%	0.0%	193.6%
Street Medians / Grand Avenue	$369,000	0.0%	5.3%	54.1%	189.4%
Street Medians / Jenifer & Mauna Loa	$4,000	0.0%	0.0%	0.0%	134.9%
Street Medians / Kregmont Avenue	$16,200	0.0%	0.0%	68.6%	199.3%
Street Medians / Lone Hill Avenue	$94,000	0.0%	9.9%	58.2%	202.6%
Street Medians / Palopinto Island	$6,200	0.0%	0.0%	11.2%	212.5%
Street Medians / Route 66	$508,000	0.0%	0.4%	24.5%	187.4%
Street Medians / Woodcroft Island	$4,000	0.0%	0.0%	0.0%	194.9%

Immediate Needs

No immediate needs were identified.

Portfolio Level Key Findings

Backflow Preventer in Poor condition.

Domestic Water
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Under construction - AssetCALC ID: 7014604

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M5

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction needs to be finished - AssetCALC ID: 7014561

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M4

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $500

**$$**$$

Under construction needs finish - AssetCALC ID: 7014685

Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648

Medians in Poor condition.

Aggregate/Stone, Stones on curb
Grand Avenue Street Medians Grand Avenue M12A

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction - AssetCALC ID: 7014658

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Ave M3

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

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Under construction, needs finish - AssetCALC ID: 7014582

Backflow Preventer in Poor condition.

Domestic Water
Route 66 Street Medians M21

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

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Leaking - AssetCALC ID: 7009616

Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M12

Uniformat Code: G2080
Recommendation: **Replace/Install in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Under Construction - AssetCALC ID: 7014719

Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: G2080
Recommendation: **Replace/Install in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Under construction - AssetCALC ID: 7014697

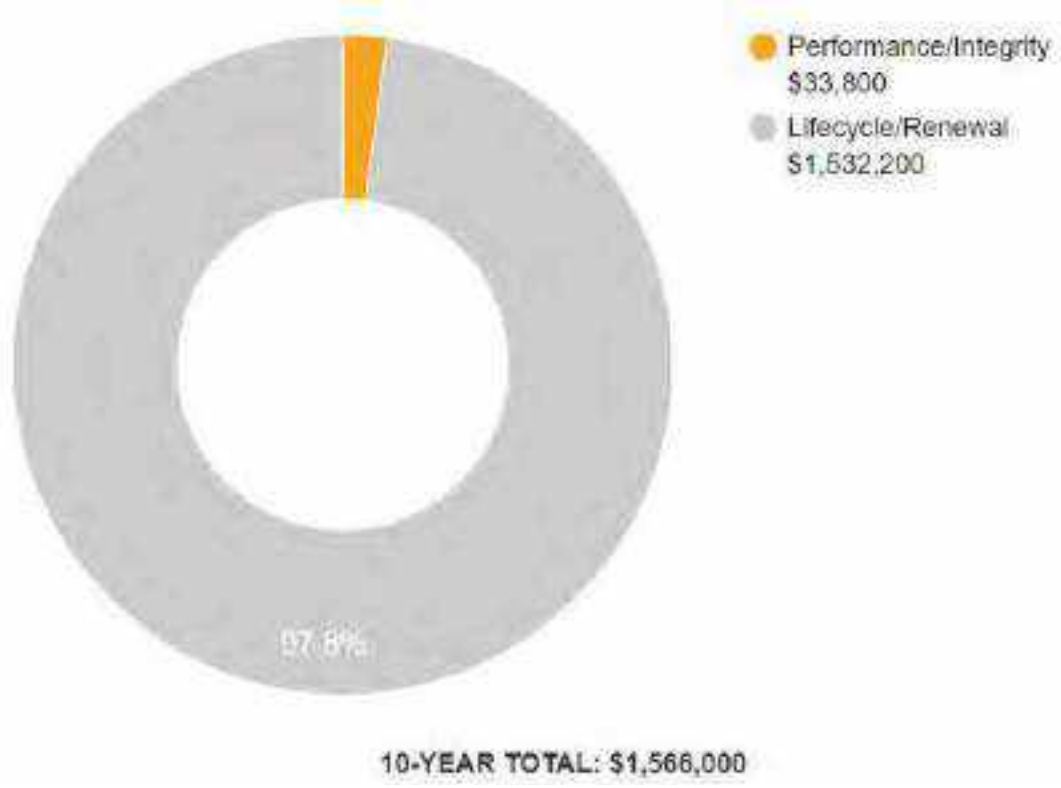
Plan Types

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.

Plan Type Descriptions

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.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Site 1: Amelia Triangle

Site 1: Systems Summary

Address	Island at intersection of Amelia Avenue and Country Club Drive
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

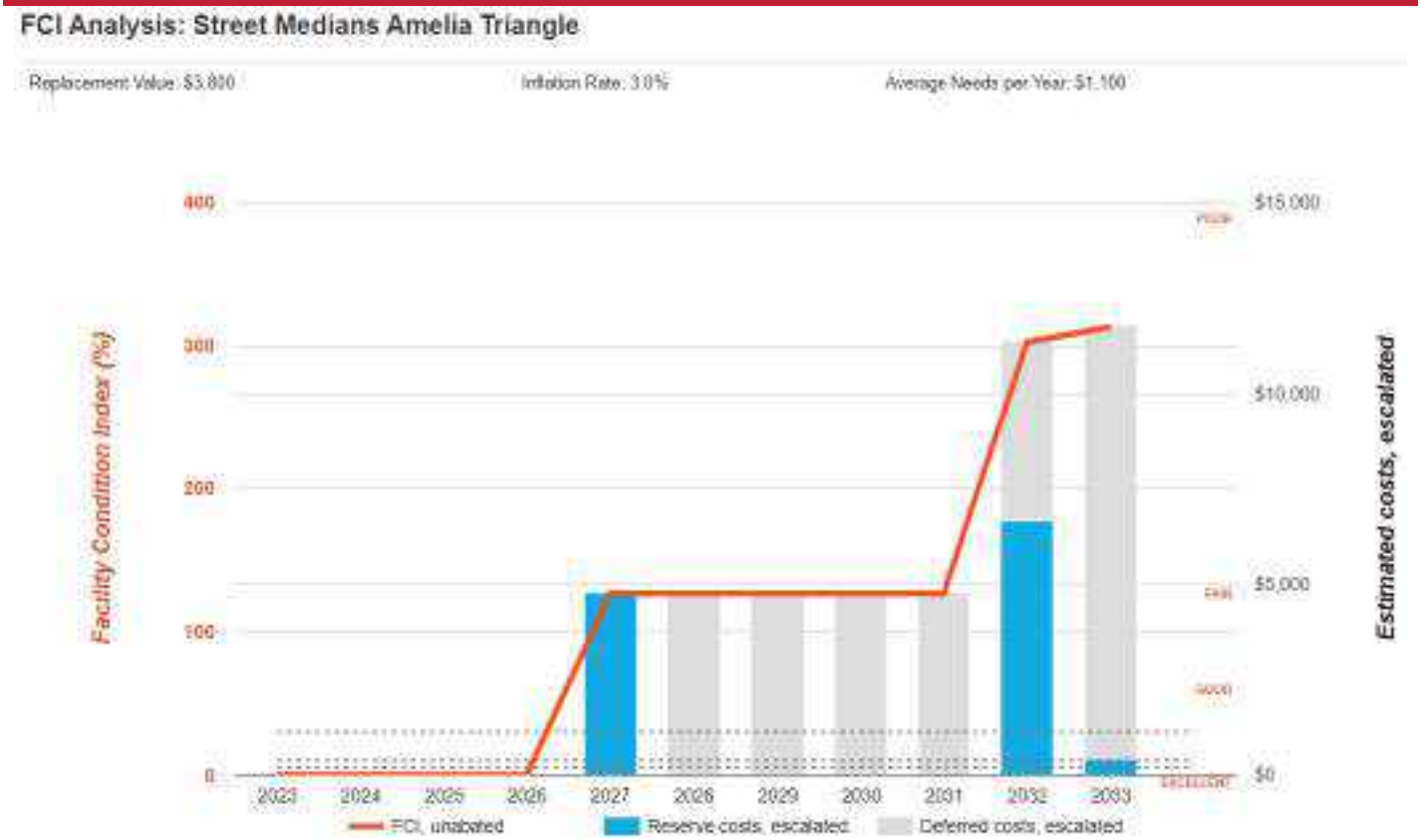
Site 1: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	$4,800	$6,600	$13,800	$25,300
Site Pavement	-	-	-	$400	-	$400
TOTALS (3% inflation)	**-**	**-**	**$4,800**	**$7,000**	**$13,800**	**$25,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 1: Key Findings

No key findings were identified for this set of locations.

Site 1: Photographic Overview

1 – MEDIAN OVERVIEW

2 – IRRIGATION BOX

3 – MEDIAN OVERVIEW

4 – CURB WITH REFLECTIVE SIGNS

3. Site 2: Auto Center Drive

Site 2: Systems Summary

Address	Lone Hill east to 210 Overpass (north and south sides)
Number of Medians	Three
Overall Condition	Fair
Key Issues and Findings	Broken curbs

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

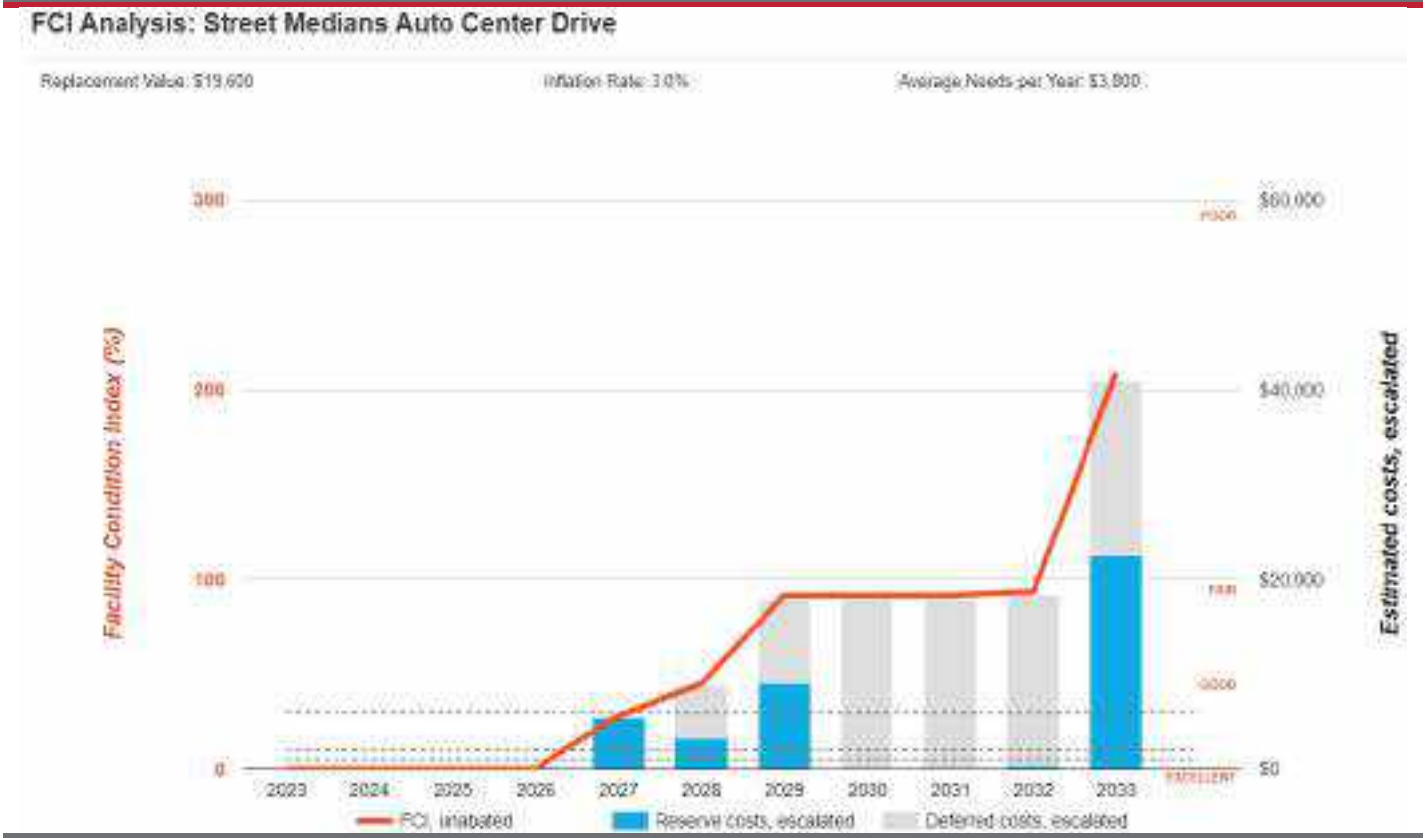
Site 2: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$9,100	$12,300	$21,400
Site Pavement	-	-	$8,800	$800	$24,300	$33,900
Site Development	-	-	-	$22,200	-	$22,200
TOTALS (3% inflation)	**-**	**-**	**$8,800**	**$32,100**	**$36,500**	**$77,400**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 2: Key Findings

No key findings were identified for this set of locations.

Site 2: Photographic Overview

1 – MEDIAN OVERVIEW

2 – MEDIAN OVERVIEW

3 – MEDIAN OVERVIEW

4 – SIGNAGE

5 – SIGNAGE

6 – SOLAR POWERED CAMERA

4. Site 3: Baseline Road

Site 3: Systems Summary

Address	Barranca Avenue east to Glendora Avenue including access medians
Number of Medians	Four
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☒	☐	Good
Pedestrian Crossing	☐	☒	--

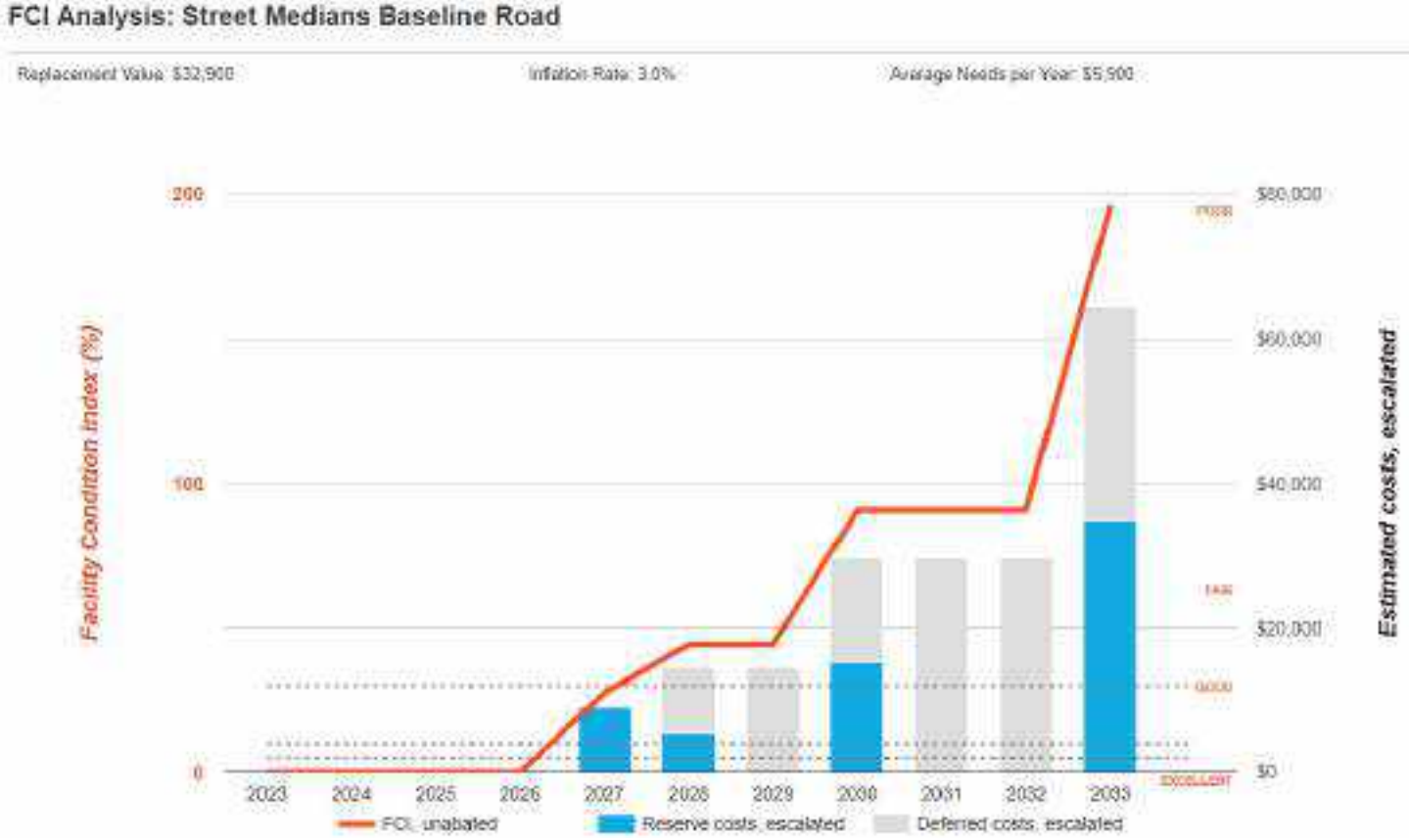
Site 3: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	$5,500	$5,900	-	$11,400
Fire Alarm & Electronic Systems	-	-	-	$9,400	$12,600	$22,000
Site Pavement	-	-	$9,000	$3,200	$26,400	$38,600
Site Development	-	-	-	$31,500	-	$31,500
TOTALS (3% inflation)	**-**	**-**	**$14,500**	**$49,900**	**$39,000**	**$103,400**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 3: Key Findings

No key findings were identified for this set of locations.

Site 3: Photographic Overview

1 – MEDIAN OVERVIEW

2 – LANDSCAPE

3 – TRAFFIC SIGNAGE

4 – SOLAR POWERED CAMERA

5 – IRRIGATION SYSTEM

5. Site 4: Baseline Access Medians

Site 4: Systems Summary

Address	north of the center median on Baseline Road at the 210 freeway on-ramp
Number of Medians	Three
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☐	☐	☒

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☒	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

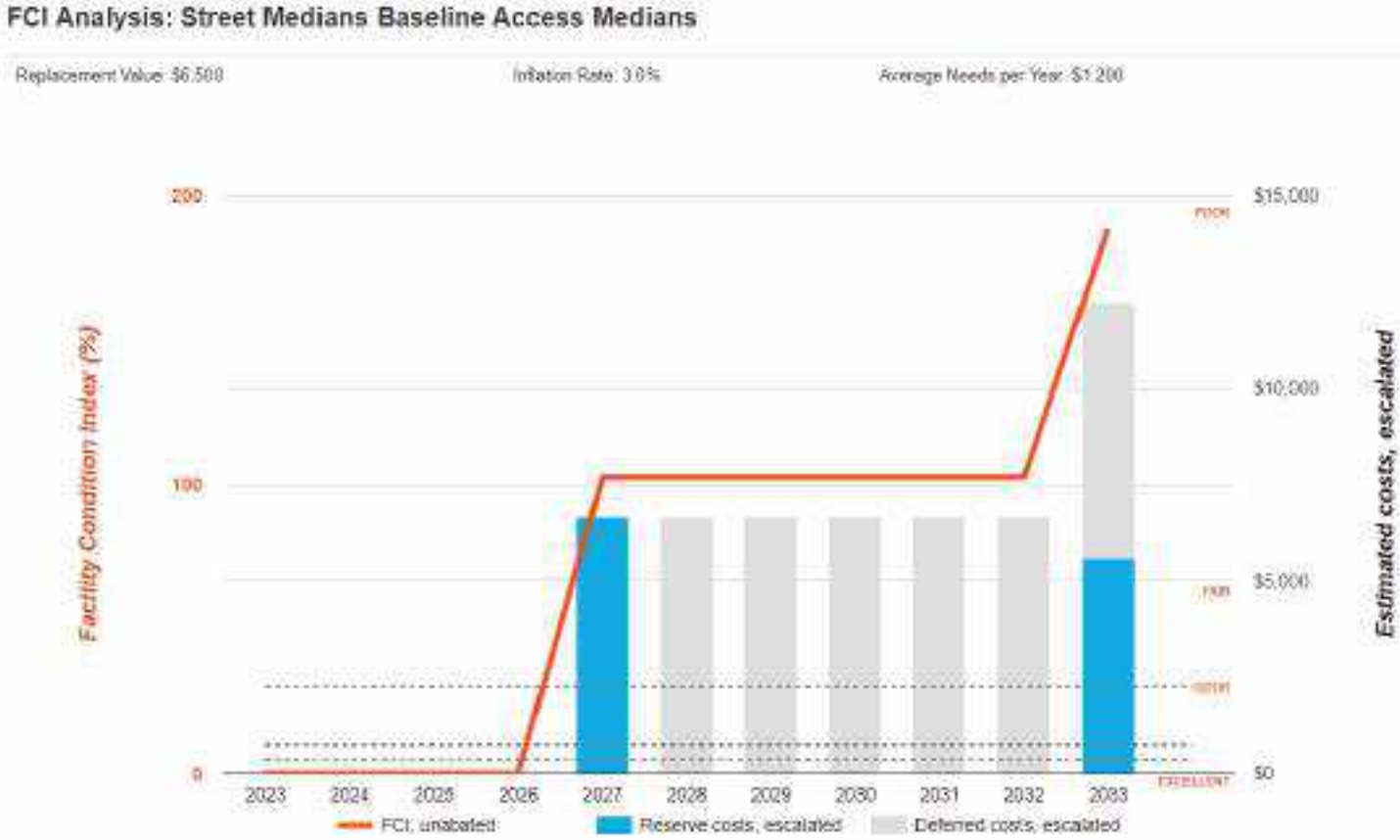
Site 4: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Pavement	-	-	$6,700	$5,600	$18,300	$30,500
TOTALS (3% inflation)	**-**	**-**	**$6,700**	**$5,600**	**$18,300**	**$30,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 4: Key Findings

No key findings were identified for this set of locations.

Site 4: Photographic Overview

1 – MEDIAN OVERVIEW

2 – MEDIAN OVERVIEW

3 – TRAFFIC SIGN

6. Site 5: Edgemont Island

Site 5: Systems Summary

Address	140 North Edgemont Place - Island at the end of cul-du-sac
Number of Medians	One
Overall Condition	Fair
Key Issues and Findings	No curbs, not irrigation present , big tree was cut down and has not been replaced

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☒	☐	☐	☐	☒	☐
Site Appurtenances	Present		Not Present		Condition		
Irrigation	☐		☒		--		
Electricity	☐		☒		--		
Major Signage	☐		☒		--		
Pedestrian Crossing	☐		☒		--		

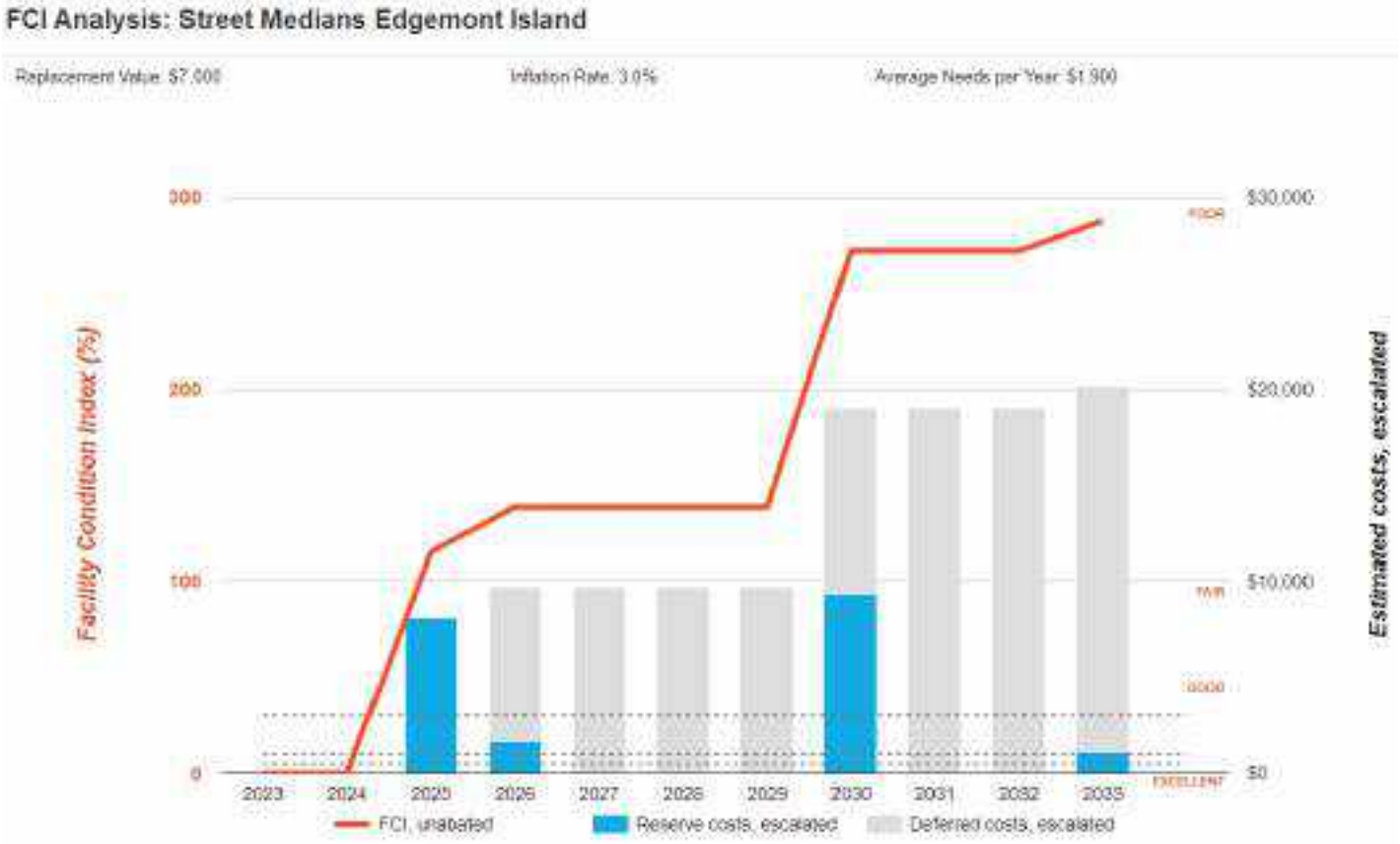
Site 5: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$1,100	-	$1,100
Site Development	-	$8,000	$1,700	$9,300	$23,400	$42,400
TOTALS (3% inflation)	**-**	**$8,000**	**$1,700**	**$10,500**	**$23,400**	**$43,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 5: Key Findings

No key findings were identified for this set of locations.

Site 5: Photographic Overview

1 – MEDIAN OVERVIEW

2 – BOLLARD COVER FOR VALVE

3 – WATER VALVE

7. Site 6: Glendora Avenue

Site 6: Systems Summary

Address	Baseline north to East Walnut Avenue
Number of Medians	Six
Overall Condition	Good
Key Issues and Findings	Some medians are under construction either missing landscape, irrigation or stone finish

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	Fair
Major Signage	☐	☒	Good
Pedestrian Crossing	☐	☒	--

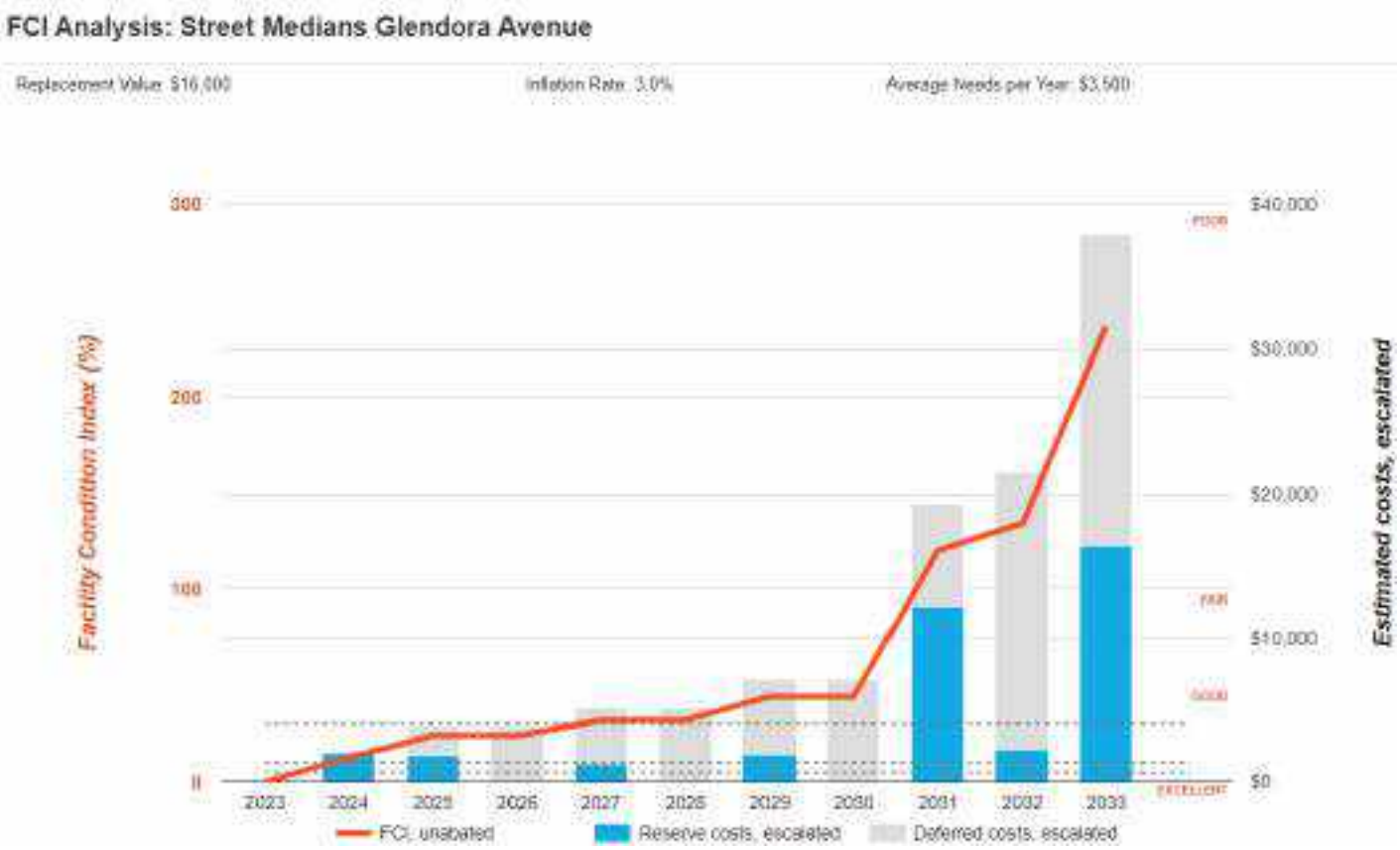
Site 6: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,000	-	$2,000
Fire Alarm & Electronic Systems	-	-	-	$9,700	$13,000	$22,700
Site Pavement	-	$3,900	$1,200	$10,300	$10,100	$25,600
Site Development	-	-	-	$10,800	-	$10,800
TOTALS (3% inflation)	**-**	**$3,900**	**$1,200**	**$32,800**	**$23,100**	**$61,000**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 6: Key Findings

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M5

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction needs to be finished - AssetCALC ID: 7014561

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M4

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $500

**$$**$$

Under construction needs finish - AssetCALC ID: 7014685

Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M3

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Under construction, needs finish - AssetCALC ID: 7014582

Site 6: Photographic Overview

1 – MEDIAN OVERVIEW

2 – MEDIAN UNDER CONSTRUCTION

3 – BACKFLOW

4 – RAIL CROSSING

5 – LANDSCAPE IRRIGATION

6 – SOLAR POWERED CAMERA

8. Site 7: Glenwood Island

Site 7: Systems Summary

Address	Across from 366 North Glenwood Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☐	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

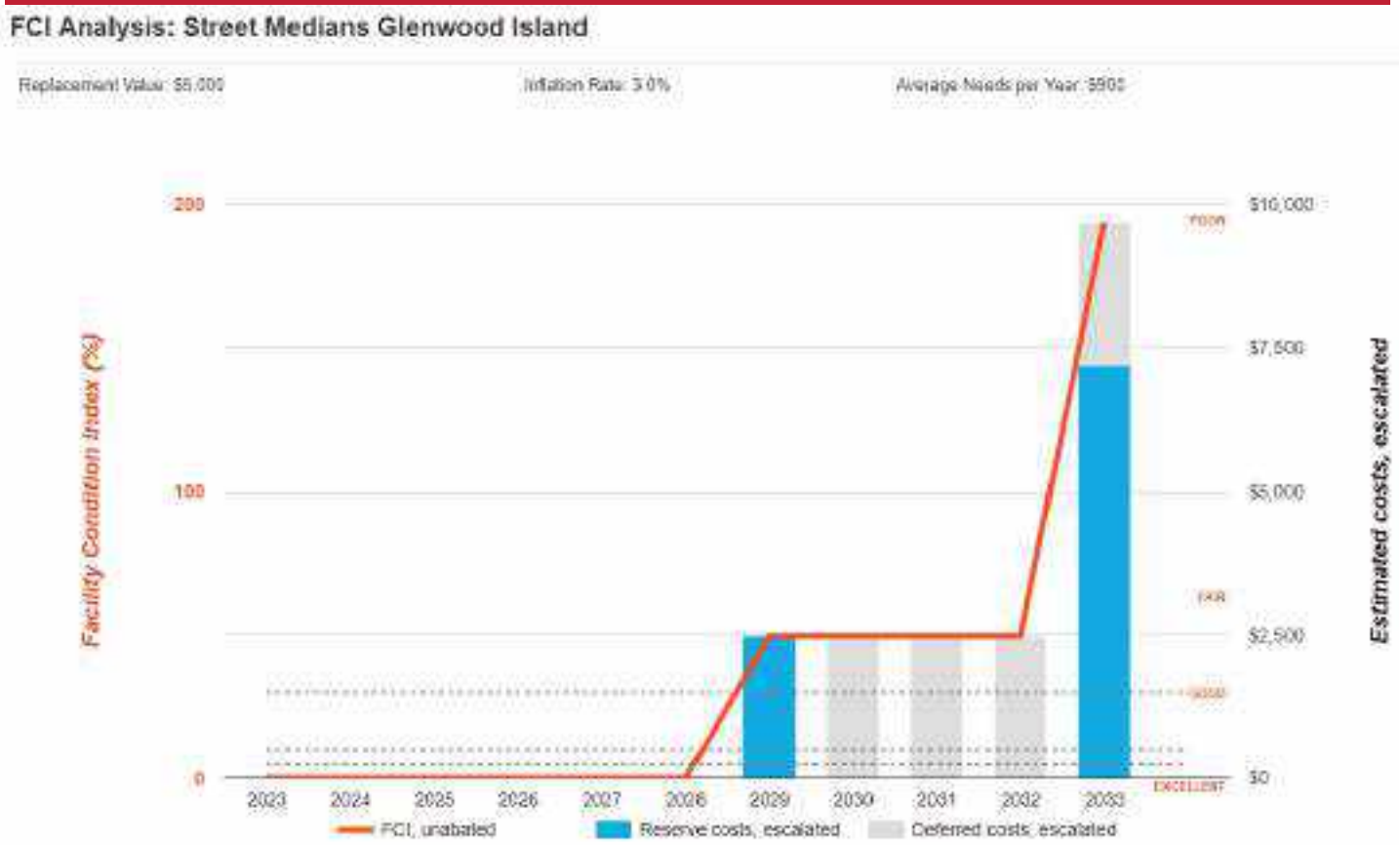
Site 7: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,500	-	$2,500
Site Development	-	-	-	$7,200	-	$7,200
TOTALS (3% inflation)	**-**	**-**	**-**	**$9,700**	**-**	**$9,700**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 7: Key Findings

No key findings were identified for this set of locations.

Site 7: Photographic Overview

1 – MEDIAN OVERVIEW

2 – BACKFLOW PREVENTER

3 – MEDIAN OVERVIEW

4 – IRRIGATION

9. Site 8: Grand Avenue

Site 8: Systems Summary

Address	Arrow Highway to Sierra Madre
Number of Medians	Thirty Eight
Overall Condition	Good
Key Issues and Findings	Medians 12-14 under construction, median 15 roots are damaging the curb.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Fair
Major Signage	☒	☐	Fair
Pedestrian Crossing	☐	☒	--

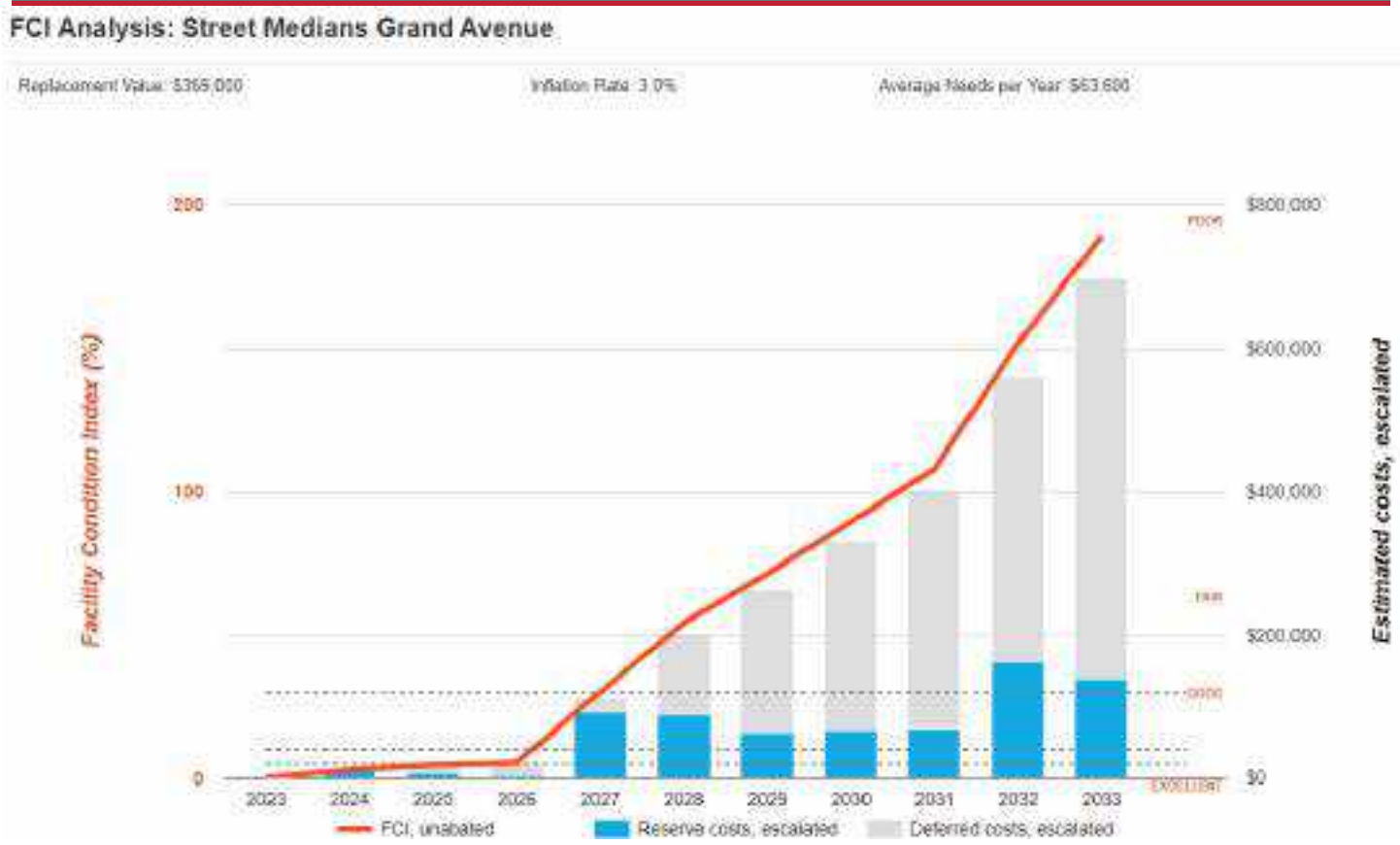
Site 8: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$2,100	$33,300	$36,500	-	$71,900
Fire Alarm & Electronic Systems	-	-	$8,900	$19,100	$37,600	$65,500
Site Pavement	-	$1,500	$89,100	$38,200	$244,200	$373,000
Site Development	-	$13,000	$51,700	$401,200	$80,600	$546,600
Site Utilities	-	-	-	$4,300	-	$4,300
TOTALS (3% inflation)	**-**	**$16,700**	**$182,900**	**$499,300**	**$362,300**	**$1,061,200**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 8: Key Findings

Backflow Preventer in Poor condition.

Domestic Water
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Under construction - AssetCALC ID: 7014604

Medians in Poor condition.

Aggregate/Stone, Stones on curb
Grand Avenue Street Medians Grand Avenue M12A

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction - AssetCALC ID: 7014658

Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M12

Uniformat Code: G2080
Recommendation: **Replace/Install in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Under Construction - AssetCALC ID: 7014719

Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Ave M13

Uniformat Code: G2080
Recommendation: **Replace/Install in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Under construction - AssetCALC ID: 7014697

Site 8: Photographic Overview

1 – MAJOR SIGNAGE

2 – LIGHTS

3 – LANDSCAPE

4 – IRRIGATION PANELS

5 – MEDIAN UNDER RENOVATION

6 – SOLAR POWERED CAMERA

10. Site 9: Jenifer and Mauna Loa

Site 9: Systems Summary

Address	Across from 702 South Jenifer Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

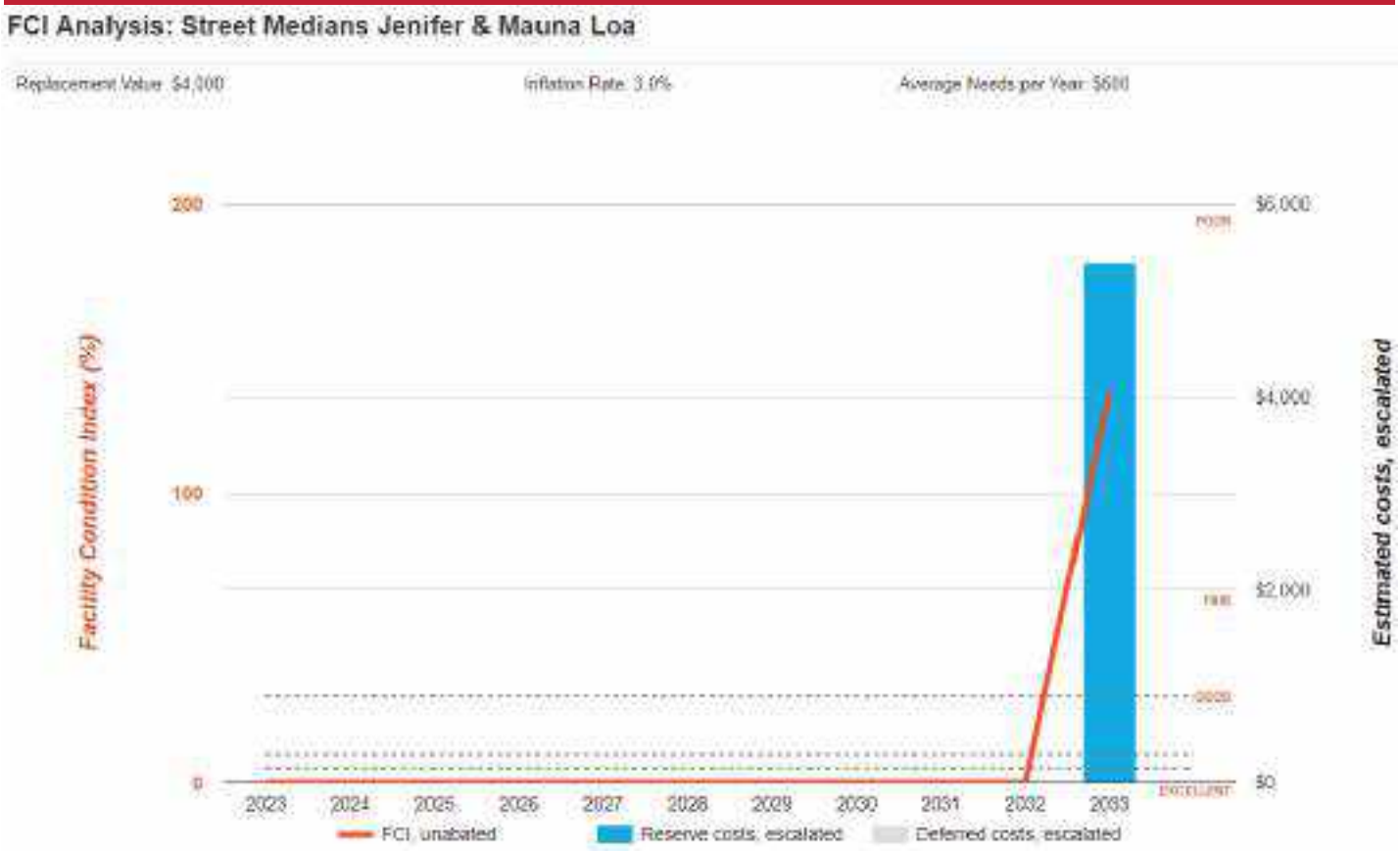
Site 9: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	$2,300	$2,300
Site Development	-	-	-	$5,400	-	$5,400
TOTALS (3% inflation)	**-**	**-**	**-**	**$5,400**	**$2,300**	**$7,700**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 9: Key Findings

No key findings were identified for this set of locations.

Site 9: Photographic Overview

1 - MEDIAN OVERVIEW

2 – BACKFLOW PREVENTER

3 – IRRIGATION

11. Site 10: Kregmont Avenue

Site 10: Systems Summary

Address	Between Palm Avenue and Rose Drive
Number of Medians	Four
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☐	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

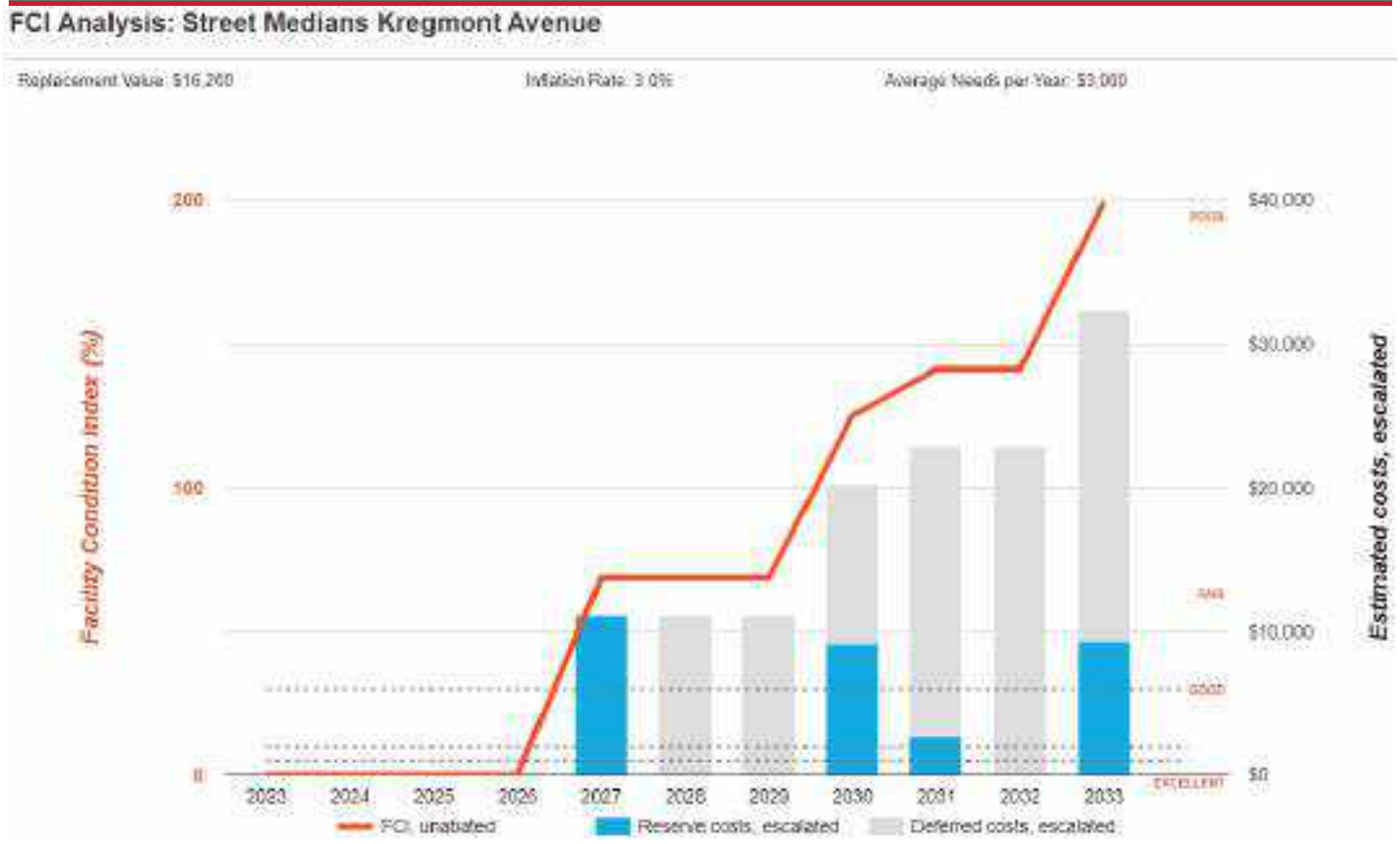
Site 10: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,600	-	$2,600
Site Development	-	-	-	$18,100	-	$18,100
Site Pavement	-	-	$11,100	$400	$30,500	$42,000
TOTALS (3% inflation)	**-**	**-**	**$11,100**	**$21,200**	**$30,500**	**$62,800**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 10: Key Findings

No key findings were identified for this set of locations.

Site 10: Photographic Overview

1 – MEDIAN OVERVIEW

2 – PALM TREES

3 – IRRIGATION PANEL

4 – BLACKFLOW PREVENTER

12. Site 11: Lone Hill Avenue

Site 11: Systems Summary

Address	Gladstone to just north of Route 66
Number of Medians	Ten
Overall Condition	Fair
Key Issues and Findings	Median 9 in need of finishing, at some of the medians the irrigation is exposed

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Good
Major Signage	☒	☐	Good
Pedestrian Crossing	☐	☒	--

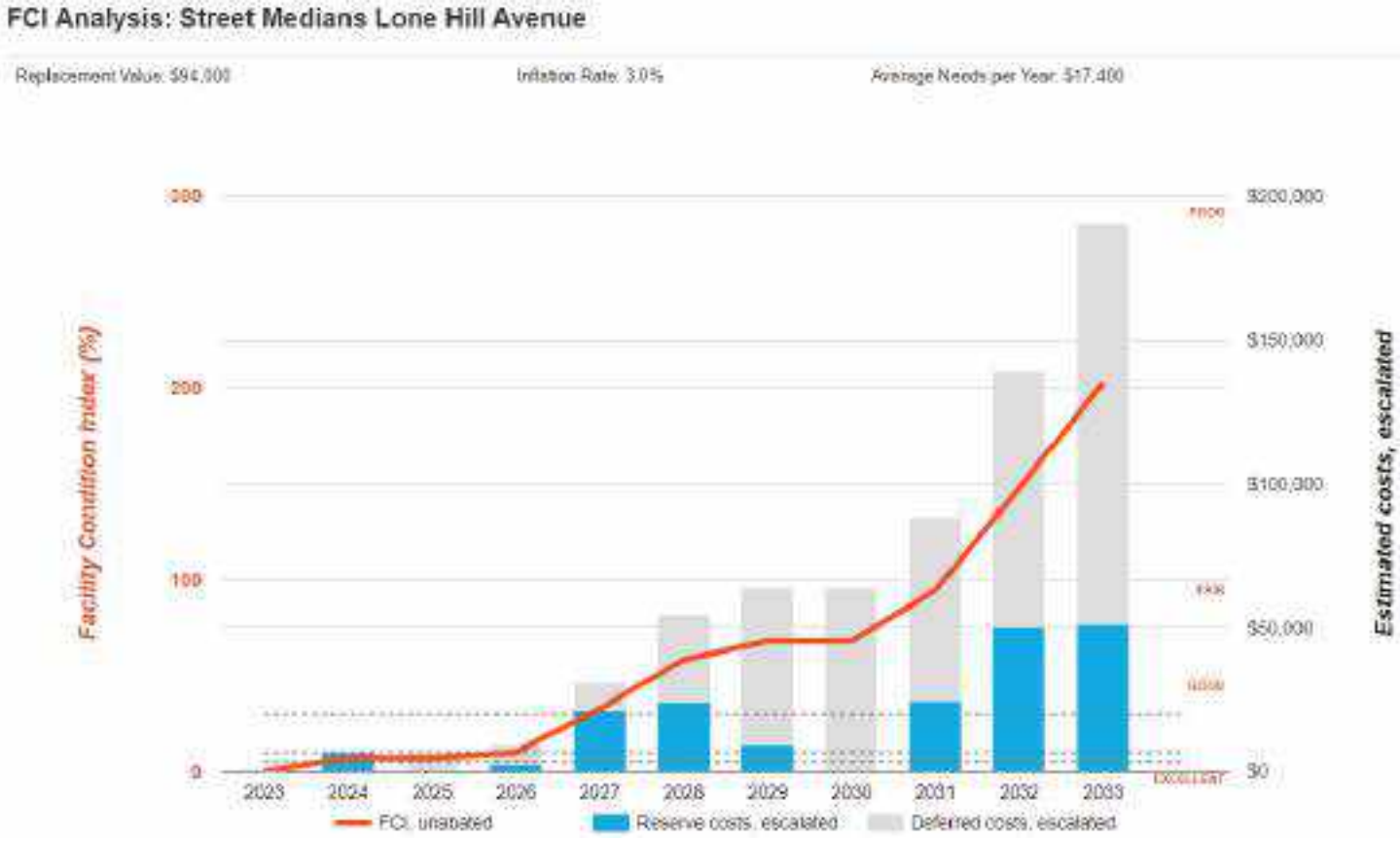
Site 11: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,800	-	$2,800
Fire Alarm & Electronic Systems	-	-	-	$9,100	$12,300	$21,400
Site Pavement	-	$6,600	$34,700	$12,600	$103,800	$157,700
Site Development	-	-	$13,500	$111,200	-	$124,600
TOTALS (3% inflation)	**-**	**$6,600**	**$48,100**	**$135,700**	**$116,100**	**$306,500**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 11: Key Findings

Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648

Site 11: Photographic Overview

1 – MEDIAN OVERVIEW

2 – RAILCROSSING SIGNS

3 – BACKFLOW PREVENTER

4 – STONE FINISH

5 – LANDSCAPE

6 – SOLAR POWERED CAMERA

13. Site 12: Palopinto Island

Site 12: Systems Summary

Address	Across from 1852 Palopinto Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Good
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

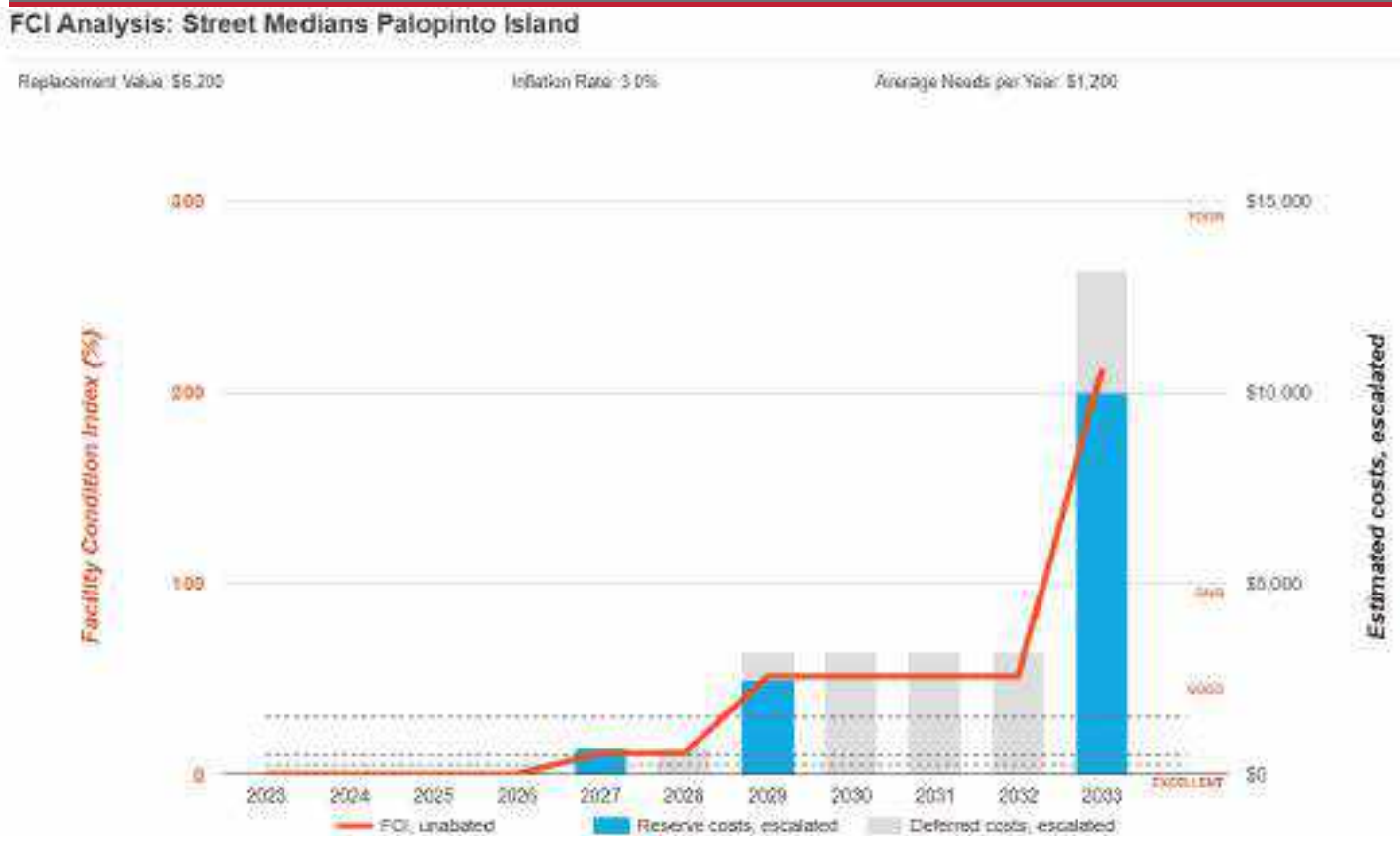
Site 12: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,500	-	$2,500
Site Development	-	-	-	$8,400	-	$8,400
Site Pavement	-	-	$700	$1,600	$1,900	$4,200
TOTALS (3% inflation)	**-**	**-**	**$700**	**$12,500**	**$1,900**	**$15,100**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 12: Key Findings

No key findings were identified for this set of locations.

Site 12: Photographic Overview

1 – MEDIAN OVERVIEW

2 – MEDIAN OVERVIEW

3 – BACKFLOW PREVENTER

14. Site 13: Route 66

Site 13: Systems Summary

Address	Barranca Avenue east to Cataract Avenue (Including access median)
Number of Medians	Forty Five
Overall Condition	Good
Key Issues and Findings	Median 21 backflow preventer is leaking, generally in good condition and well maintained.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Fair
Major Signage	☒	☐	Fair
Pedestrian Crossing	☐	☒	--

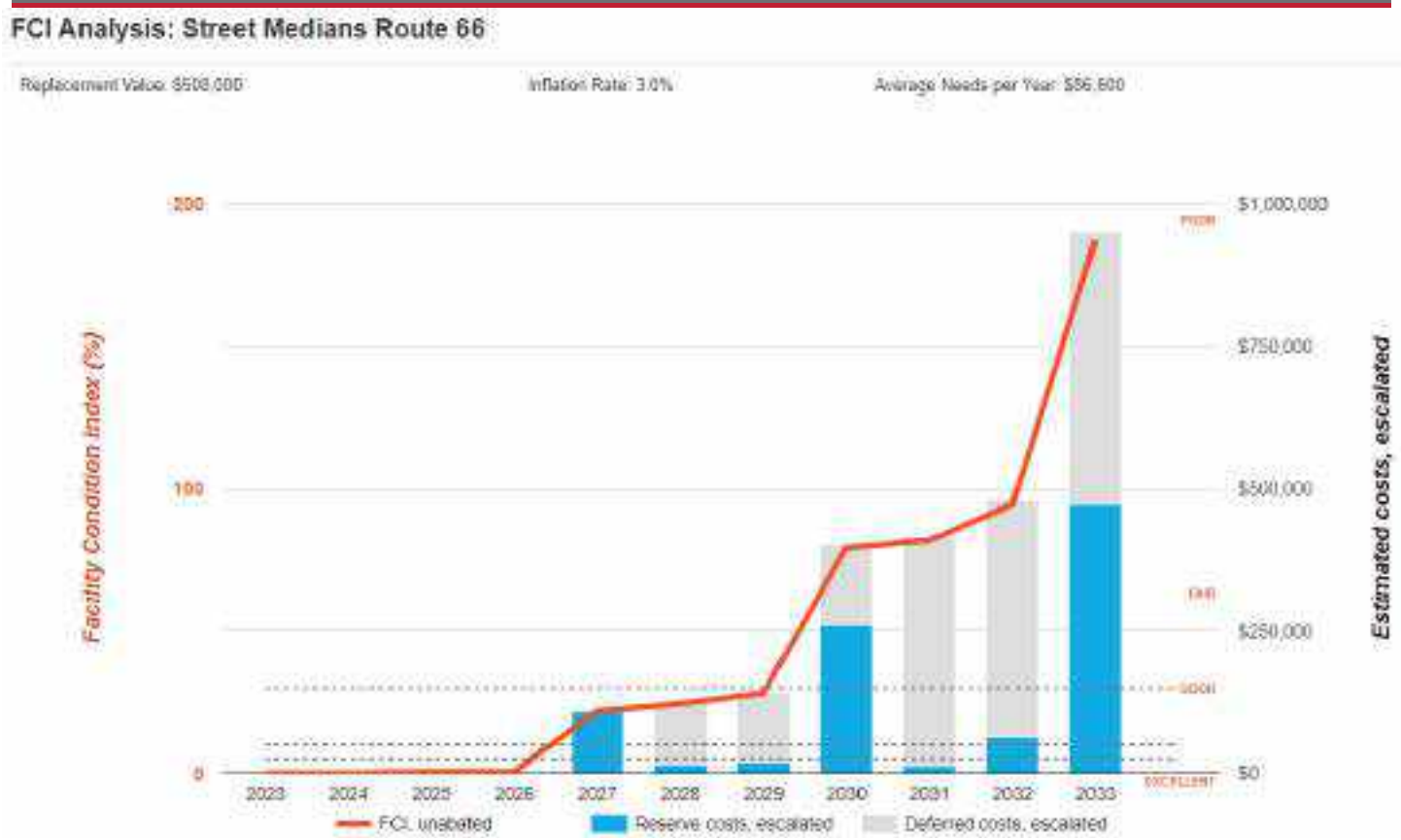
Site 13: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$2,200	$5,500	$36,200	$73,700	$117,600
Fire Alarm & Electronic Systems	-	-	$900	$18,500	$26,100	$45,500
Site Development	-	-	-	$753,300	-	$753,300
Site Pavement	-	-	$116,100	$19,000	$323,700	$458,800
TOTALS (3% inflation)	**-**	**$2,200**	**$122,500**	**$827,100**	**$423,500**	**$1,375,300**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 13: Key Findings

Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648

Site 13: Photographic Overview

1 – MEDIAN OVERVIEW

2 – VALVE PROTECTION

3 – BACKFLOW PREVENTER

4 – TYPE OF LANDSCAPING

5 – IRRIGATION SYSTEM PANELS

6 – SOLAR POWERED CAMERA

15. Site 14: Woodcroft Island

Site 14: Systems Summary

Address	Across from 338 East Woodcroft Avenue
Number of Medians	One
Overall Condition	Fair
Key Issues and Findings	None observed at time of assessment

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

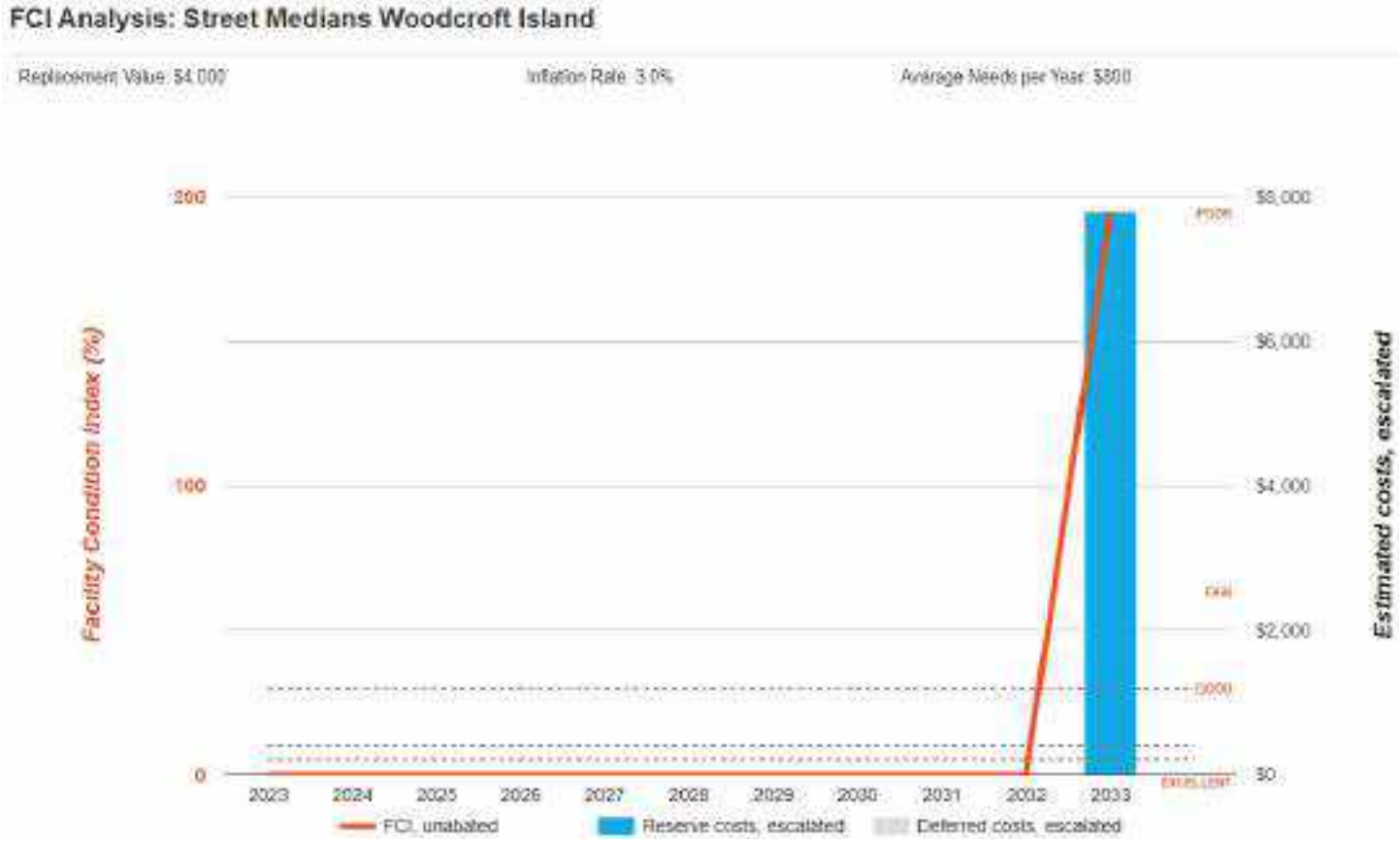
Site 14: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	-	$7,800	-	$7,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$7,800**	**-**	**$7,800**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 14: Key Findings

No key findings were identified for this set of locations.

Site 14: Photographic Overview

1 – MEDIAN OVERVIEW

2 – LANDSCAPING

16. Property Space Use and Observed Areas

Areas Observed

All of the listed medians were observed in order to gain a clear understanding of the properties' overall condition.

17. ADA Accessibility

Section is not applicable. None of the medians contain pedestrian walkways.

18. 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 site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, 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.
- Observe a representative sample of the spaces to gain a clear understanding of the properties' overall condition.
- 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.

19. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

20. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City of Glendora Medians, Multiple Locations, Glendora, California, 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.

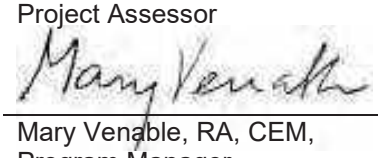
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Alvaro Bedoya
Project Assessor

Reviewed by: 

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21. Appendices

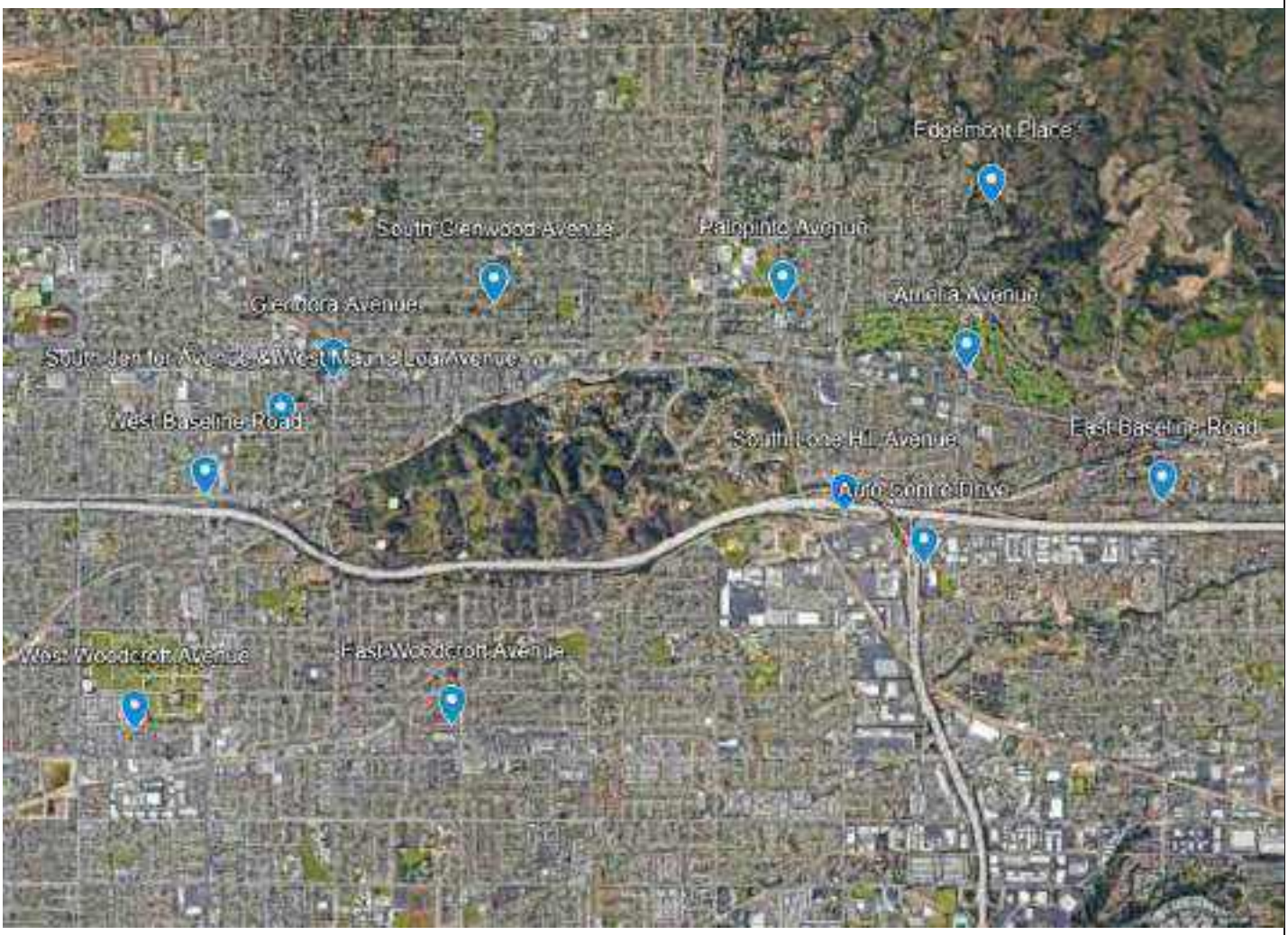
Appendix A: Site Plan

Appendix B: Component Condition Report

Appendix C: Replacement Reserves

Appendix A:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-055.468	City of Glendora Medians
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

N

Appendix B:
Component Condition Report

Component Condition Report | Street Medians

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M12	Fair	Backflow Preventer, Domestic Water	1	11	7009618
D2010	M8	Fair	Backflow Preventer, Domestic Water	1	11	7009566
D2010	M11	Fair	Backflow Preventer, Domestic Water	1	11	7009750
D2010	M3	Fair	Backflow Preventer, Domestic Water	1	11	7009640
D2010	M10	Fair	Backflow Preventer, Domestic Water	1	11	7009711
D2010	M8	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	15	[illegible]

Component Condition Report | Street Medians / Baseline Road

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Baseline Rd M1	Fair	Backflow Preventer, Domestic Water	1	7	7014555
D2010	Baseline Rd M4	Fair	Backflow Preventer, Domestic Water	1	5	7014539
Fire Alarm & Electronic Systems						
D7030	Baseline Rd M4	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	7	7014576
Pedestrian Plazas & Walkways						
G2010	Baseline Rd M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	11	7014730
G2010	Baseline Rd M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014635
G2010	Baseline Rd M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014545
G2020	Baseline Rd M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7014590
G2020	Baseline Rd M4	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014610
G2020	Baseline Rd M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014531
G2020	Baseline Rd M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014728
Sitework						

Component Condition Report | Street Medians / Baseline Road

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Baseline Rd M4	Fair	Irrigation System, Drip System, Replace/Install	3,400 SF	10	7014644
G2080	Baseline Rd M1	Fair	Irrigation System, Drip System, Replace/Install	1,850 SF	10	7014633

Component Condition Report | Street Medians / Edgemont Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Edgemont M1	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7008669
Sitework						
G2080	Edgemont M1	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	340 SF	2	7008690
G2080	Edgemont M1	Fair	Irrigation System, Drip System, Replace/Install	340 SF	3	7008938

Component Condition Report | Street Medians / Glendora Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Glendora Ave M6	Fair	Backflow Preventer, Domestic Water	1	6	7014618
Fire Alarm & Electronic Systems						
D7030	Glendora Ave M3	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	8	7014661
Pedestrian Plazas & Walkways						
G2010	Glendora Ave M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014698
G2010	Glendora Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7014532
G2010	Glendora Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014732
G2010	Glendora Ave M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014520
G2010	Glendora Ave M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014656
G2020	Glendora Ave M4	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	200 SF	1	7014685
G2020	Glendora Ave M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	250 SF	4	7014642

Component Condition Report | Street Medians / Glendora Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Glendora Ave M5	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	600 SF	1	7014561
G2020	Glendora Ave M3	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	700 SF	2	7014582
G2020	Glendora Ave M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	200 SF	4	7014558
Sitework						
G2080	Glendora Ave M6	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	10	7014598

Component Condition Report | Street Medians / Glenwood Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	6	7014575
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7014601

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Grand Ave M25	Fair	Backflow Preventer, Domestic Water	1	5	7014622
D2010	Grand Ave M8	Fair	Backflow Preventer, Domestic Water	1	5	7014527
D2010	Grand Ave M17	Fair	Backflow Preventer, Domestic Water	1	5	7014611
D2010	Grand Ave M19	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7014523
D2010	Grand Ave M30	Fair	Backflow Preventer, Domestic Water	1	5	7014726
D2010	Grand Ave M5	Fair	Backflow Preventer, Domestic Water	1	7	7014591
D2010	Grand Ave M20	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7014655
D2010	Grand Ave M6	Fair	Backflow Preventer, Domestic Water	1	7	7014534
D2010	Grand Ave M7	Fair	Backflow Preventer, Domestic Water	1	6	7014563

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Grand Ave M19	Fair	Backflow Preventer, Domestic Water	1	7	7014526
D2010	Grand Ave M11	Fair	Backflow Preventer, Domestic Water	1	6	7014586
D2010	Grand Ave M4	Fair	Backflow Preventer, Domestic Water	1	6	7014631
D2010	Grand Ave M9	Fair	Backflow Preventer, Domestic Water	1	6	7014654
D2010	Grand Ave M22	Fair	Backflow Preventer, Domestic Water	1	10	7014731
D2010	Grand Ave M34	Fair	Backflow Preventer, Domestic Water	1	4	7014689
D2010	Grand Ave M32	Fair	Backflow Preventer, Domestic Water	1	5	7014549
D2010	Grand Ave M38	Fair	Backflow Preventer, Domestic Water	1	6	7014646
D2010	Grand Ave M1	Fair	Backflow Preventer, Domestic Water	1	6	7014554
D2010	Grand Ave M13	Poor	Backflow Preventer, Domestic Water	1	1	7014604
D2010	Grand Ave M36	Fair	Backflow Preventer, Domestic Water	1	6	7014524
Fire Alarm & Electronic Systems						
D7030	Grand Ave M26	Fair	Security Camera, Closed Circuit Exterior, Solar energy source	1	7	7014557
D7030	Grand Ave M29	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	8	7014665
D7030	Grand Ave M9	Fair	Security Camera, Closed Circuit Exterior, Solar Energy	1	5	7014721
Pedestrian Plazas & Walkways						
G2010	Grand Ave M34	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014553
G2010	Grand Ave M37	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014550
G2010	Grand Ave M24	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014602
G2010	Grand Ave M27	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014648
G2010	Grand Ave M20	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014724
G2010	Grand Ave M32	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014560
G2010	Grand Ave M17	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014540
G2010	Grand Ave M18	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014690
G2010	Grand Ave M21	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014645

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	Grand Ave M30	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014620
G2010	Grand Ave M26	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	9	7014551
G2010	Grand Ave M38	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014588
G2010	Grand Ave M23	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014706
G2010	Grand Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7014571
G2010	Grand Ave M14	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014567
G2010	Grand Ave M25	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014542
G2010	Grand Ave M22	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014650
G2010	Grand Ave M35	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014544
G2010	Grand Ave M15	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014692
G2010	Grand Ave M29	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014616
G2010	Grand Ave M31	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	9	7014605
G2010	Grand Ave M36	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014615
G2010	Grand Ave M11	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014649
G2010	Grand Ave M13	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014624
G2010	Grand Ave M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014596
G2010	Grand Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7014729
G2010	Grand Ave M33	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014521
G2010	Grand Ave M19	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014677
G2010	Grand Ave M16	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	9	7014710
G2010	Grand Ave M12	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	8	7014686
G2020	Grand Ave M12A	Poor	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	1	7014658
G2020	Grand Ave M11	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	300 SF	4	7014702
G2020	Grand Ave M5	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7014574
G2020	Grand Ave M27	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	2,700 SF	4	7014674

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Grand Ave M8	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014522
G2020	Grand Ave M15	Fair	Parking Lots, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	3	7014701
G2020	Grand Ave M22	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014579
G2020	Grand Ave M26	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014647
G2020	Grand Ave M36	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014699
G2020	Grand Ave M10	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014687
G2020	Grand Ave M37	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014643
G2020	Grand Ave M34	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014664
G2020	Grand Ave M24	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014577
G2020	Grand Ave M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014673
G2020	Grand Ave M32	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,900 SF	4	7014584
G2020	Grand Ave M21	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014686
G2020	Grand Ave M19	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,900 SF	4	7014681
G2020	Grand Ave M25	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	650 SF	4	7014669
G2020	Grand Ave M6	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014658
G2020	Grand Ave M38	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014711
G2020	Grand Ave M16	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7014727
G2020	Grand Ave M33	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014537
G2020	Grand Ave M20	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014653
G2020	Grand Ave M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7014716
G2020	Grand Ave M29	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014680
G2020	Grand Ave M9	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014554
G2020	Grand Ave M7	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014559
G2020	Grand Ave M18	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014581
G2020	Grand Ave M23	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014641

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Grand Ave M30	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,700 SF	4	7014613
G2020	Grand Ave M35	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7014704
G2020	Grand Ave M17	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7014594
Sitework						
G2060	Grand Ave M38	Fair	Signage, Property, Monument, Replace/Install	1	10	7014528
G2080	Grand Ave M34	Fair	Irrigation System, Control Panel	1	6	7014546
G2080	Grand Ave M34	Fair	Irrigation System, Drip System, Replace/Install	5,600 SF	9	7014676
G2080	Grand Ave M16	Fair	Irrigation System, Control Panel	1	5	7014533
G2080	Grand Ave M24	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	8	7014667
G2080	Grand Ave M4	Fair	Irrigation System, Drip System, Replace/Install	750 SF	10	7014564
G2080	Grand Ave M31	Fair	Irrigation System, Control Panel	1	5	7014600
G2080	Grand Ave M25	Fair	Irrigation System, Control Panel	1	5	7014597
G2080	Grand Ave M5	Fair	Irrigation System, Drip System, Replace/Install	780 SF	10	7014552
G2080	Grand Ave M26	Fair	Irrigation System, Drip System, Replace/Install	1,450 SF	8	7014607
G2080	Grand Ave M16	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	7	7014709
G2080	Grand Ave M22	Fair	Irrigation System, Control Panel	1	5	7014672
G2080	Grand Ave M18	Fair	Irrigation System, Control Panel	1	5	7014543
G2080	Grand Ave M2	Fair	Irrigation System, Drip System, Replace/Install	1,000 SF	10	7014678
G2080	Grand Ave M28	Fair	Irrigation System, Drip System, Replace/Install	2,000 SF	9	7014637
G2080	Grand Ave M35	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7014632
G2080	Grand Ave M7	Fair	Irrigation System, Drip System, Replace/Install	850 SF	10	7014578
G2080	Grand Ave M12	Fair	Irrigation System, Control Panel	1	7	7014609
G2080	Grand Ave M22	Fair	Irrigation System, Drip System, Replace/Install	5,100 SF	10	7014536
G2080	Grand Ave M38	Fair	Irrigation System, Control Panel	1	6	7014636
G2080	Grand Ave M12	Poor	Irrigation System, Drip System, Replace/Install	1,500 SF	1	7014719

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Grand Ave M9	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7014670
G2080	Grand Ave M10	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7014608
G2080	Grand Ave M38	Fair	Irrigation System, Drip System, Replace/Install	3,600 SF	8	7014619
G2080	Grand Ave M17	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7014713
G2080	Grand Ave M1	Fair	Irrigation System, Drip System, Replace/Install	350 SF	10	7014703
G2080	Grand Ave M5	Fair	Irrigation System, Control Panel	1	7	7014617
G2080	Grand Ave M8	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	9	7014593
G2080	Grand Ave M37	Fair	Irrigation System, Drip System, Replace/Install	250 SF	10	7014585
G2080	Grand Ave M23	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7014525
G2080	Grand Ave M6	Fair	Irrigation System, Control Panel	1	6	7014603
G2080	Grand Ave M2	Fair	Irrigation System, Control Panel	1	7	7014530
G2080	Grand Ave M18	Fair	Irrigation System, Drip System, Replace/Install	2,200 SF	10	7014682
G2080	Grand Ave M31	Fair	Irrigation System, Drip System, Replace/Install	5,100 SF	9	7014640
G2080	Grand Ave M8	Fair	Irrigation System, Control Panel	1	6	7014708
G2080	Grand Ave M11	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014630
G2080	Grand Ave M33	Fair	Irrigation System, Drip System, Replace/Install	500 SF	10	7014652
G2080	Grand Ave M11	Fair	Irrigation System, Control Panel	1	7	7014572
G2080	Grand Ave M13	Poor	Irrigation System, Drip System, Replace/Install	1,300 SF	2	7014697
G2080	Grand Ave M6	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014587
G2080	Grand Ave M14	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	7	7014569
G2080	Grand Ave M25	Fair	Irrigation System, Drip System, Replace/Install	1,350 SF	9	7014582
G2080	Grand Ave M30	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	8	7014693
G2080	Grand Ave M36	Fair	Irrigation System, Drip System, Replace/Install	5,200 SF	9	7014683
G2080	Grand Ave M30	Fair	Irrigation System, Control Panel	1	5	7014538
G4050	Grand Ave M38	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	6	7014592

Component Condition Report | Street Medians / Jenifer & Mauna Loa

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	11	7014565
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	900 SF	10	7014651

Component Condition Report | Street Medians / Kregmont Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Kregmont Ave M1	Fair	Backflow Preventer, Domestic Water	1	8	7014568
Pedestrian Plazas & Walkways						
G2010	Kregmont Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014629
G2020	Kregmont Ave M5	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,400 SF	4	7014707
G2020	Kregmont Ave M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014671
G2020	Kregmont Ave M4	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014621
Sitework						
G2080	Kregmont Ave M1	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014599
G2080	Kregmont Ave M2	Fair	Irrigation System, Drip System, Replace/Install	800 SF	10	7014556
G2080	Kregmont Ave M1	Fair	Irrigation System, Control Panel	1	7	7014627

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Lonehill Ave M6	Fair	Backflow Preventer, Domestic Water	1	10	7008676
Fire Alarm & Electronic Systems						
D7030	Lonehill Ave M11	Good	Security Camera, Closed Circuit Exterior, Solar Panel	1	6	7008683

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Lonehill Ave M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008653
G2010	Lonehill Ave M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008654
G2010	Lonehill Ave M1	Good	Roadways, Signage, Guide & Directional, Replace/Install	4	11	7008674
G2010	Lonehill Ave M8	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008634
G2010	Lonehill Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7008641
G2020	Lonehill Ave M7	Good	Medians, Aggregate/Stone, Stone, Replenish	1,000 SF	4	7008675
G2020	Lonehill Ave M9	Poor	Medians, Aggregate/Stone, Surface Gravel, Replenish	2,600 SF	1	7008648
G2020	Lonehill Ave M10	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	700 SF	4	7008665
G2020	Lonehill Ave M8	Fair	Medians, Aggregate/Stone, Surface, Replenish	1,000 SF	3	7008643
G2020	Lonehill Ave M6	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	3,000 SF	4	7008657
G2020	Lonehill Ave M11	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	700 SF	4	7008682
G2020	Lonehill Ave M3	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,200 SF	5	7008688
G2020	Lonehill Ave M2	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,800 SF	4	7008655
G2020	Lonehill Ave M1	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,500 SF	5	7008656
G2020	Lonehill Ave M5	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	500 SF	4	7008644
G2020	Lonehill Ave M4	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,000 SF	5	7008657
Sitework						
G2080	Lonehill Ave M10	Fair	Irrigation System, Drip System, Replace/Install	2,600 SF	5	7008685
G2080	Lonehill Ave M3	Fair	Irrigation System, Drip System, Replace/Install	2,700 SF	10	7008668
G2080	Lonehill Ave M7	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7008637
G2080	Lonehill Ave M11	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7008661
G2080	Lonehill Ave M4	Fair	Irrigation System, Drip System, Replace/Install	4,500 SF	9	7008645
G2080	Lonehill Ave M2	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	8	7008640
G2080	Lonehill Ave M5	Fair	Irrigation System, Drip System, Replace/Install	4,000 SF	9	7008652

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Lonehill Ave M8	Fair	Irrigation System, Drip System, Replace/Install	1,150 SF	8	7008639

Component Condition Report | Street Medians / Palopinto Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	6	7014712
Pedestrian Plazas & Walkways						
G2010	M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014679
G2020	M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	250 SF	4	7014715
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,400 SF	10	7014573

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M27	Fair	Backflow Preventer, Domestic Water	1	9	7009574
D2010	M16	Fair	Backflow Preventer, Domestic Water	1	11	7009610
D2010	M41	Fair	Backflow Preventer, Domestic Water	1	10	7009687
D2010	M29	Fair	Backflow Preventer, Domestic Water	1	11	7009660
D2010	M15	Fair	Backflow Preventer, Domestic Water	1	11	7009738
D2010	M28	Fair	Backflow Preventer, Domestic Water	1	11	7009582
D2010	M21	Poor	Backflow Preventer, Domestic Water	1	2	7009616
D2010	M20	Fair	Backflow Preventer, Domestic Water	1	11	7009626
D2010	M25	Fair	Backflow Preventer, Domestic Water	1	11	7009624
D2010	M30	Fair	Backflow Preventer, Domestic Water	1	7	7009772

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	M31	Fair	Backflow Preventer, Domestic Water	1	11	7009612
D2010	M39	Fair	Backflow Preventer, Domestic Water	1	10	7009629
D2010	M36	Fair	Backflow Preventer, Domestic Water	1	11	7009662
D2010	M9	Fair	Backflow Preventer, Domestic Water	1	11	7009600
D2010	M40	Fair	Backflow Preventer, Domestic Water	1	11	7009802
D2010	M14	Fair	Backflow Preventer, Domestic Water	1	11	7009853
D2010	M16	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	15	7009638
D2010	M23	Fair	Backflow Preventer, Domestic Water	1	11	7009690
D2010	M17	Fair	Backflow Preventer, Domestic Water	1	11	7009793
D2010	M35	Fair	Backflow Preventer, Domestic Water	1	10	7009589
D2010	M19	Fair	Backflow Preventer, Domestic Water	1	11	7009599
D2010	M40	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	12	7009593
D2010	M44	Fair	Backflow Preventer, Domestic Water	1	9	7009704
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	10	7009614
D2010	M7	Fair	Backflow Preventer, Domestic Water	1	11	7009732
D2010	M13	Fair	Backflow Preventer, Domestic Water	1	11	7009849
D2010	M45	Fair	Backflow Preventer, Domestic Water	1	5	7009676
D2010	M42	Fair	Backflow Preventer, Domestic Water	1	9	7009723
D2010	M24	Fair	Backflow Preventer, Domestic Water	1	11	7009709
Fire Alarm & Electronic Systems						
D7010	M10	Fair	Medians, Electronic Lock	1	4	7009779
D7030	M42	Good	Security Camera, Closed Circuit Exterior, Solar source	1	6	7009824
D7030	M1	Good	Security Camera, Closed Circuit Exterior, Solar Source	1	7	7009614
Pedestrian Plazas & Walkways						
G2010	M8	Good	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009727

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	M41	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009678
G2010	M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	5	7009592
G2010	M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7009614
G2010	M15	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7009800
G2010	M42	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009808
G2010	M14	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009821
G2010	M28	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7009845
G2010	M11	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009715
G2010	M44	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009851
G2010	M13	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009847
G2010	M24	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009826
G2010	M45	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	9	7009856
G2010	M26	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009730
G2010	M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009745
G2010	M27	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7009575
G2010	M16	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009760
G2010	M23	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7009611
G2010	M39	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	7	7009823
G2010	M37	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009680
G2010	M38	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009873
G2010	M34	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009806
G2020	M11	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009770
G2020	M28	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009591
G2020	M30	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7009654
G2020	M4	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009719

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	M33	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009583
G2020	M10	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009658
G2020	M38	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009577
G2020	M31	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009602
G2020	M29	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009804
G2020	M34	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009668
G2020	M8	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009717
G2020	M5	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009697
G2020	M21	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009757
G2020	M35	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	100 SF	4	7009764
G2020	M37	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,150 SF	4	7009670
G2020	M18	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009623
G2020	M7	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	350 SF	4	7009740
G2020	M13	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009584
G2020	M14	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009594
G2020	M6	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7009573
G2020	M9	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7009620
G2020	M15	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009608
G2020	M32	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009672
G2020	M26	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009581
G2020	M20	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009596
G2020	M40	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7009729
G2020	M3	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	5	7009814
G2020	M23	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,250 SF	4	7009607
G2020	M12	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009753

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	M42	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009759
G2020	M41	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7009641
G2020	M27	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009653
G2020	M16	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009796
G2020	M22	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009774
G2020	M19	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009742
G2020	M1	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,500 SF	5	7009689
G2020	M39	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7009816
G2020	M24	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7009783
G2020	M43	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009684
G2020	M36	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009548
G2020	M17	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009817
G2020	M25	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	900 SF	4	7009619
G2020	M2	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009601
G2020	M44	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7009578
Sitework						
G2060	M9	Fair	Signage, Property, Monument, Replace/Install	2	10	7009698
G2080	M21	Fair	Irrigation System, Control Panel	1	7	7009748
G2080	M30	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009570
G2080	M16	Fair	Irrigation System, Control Panel	1	7	7009734
G2080	M11	Fair	Irrigation System, Control Panel	1	7	7009579
G2080	M12	Fair	Irrigation System, Control Panel	1	7	7009580
G2080	M10	Fair	Irrigation System, Control Panel	1	7	7009597
G2080	M41	Fair	Irrigation System, Drip System, Replace/Install	5,300 SF	10	7009637
G2080	M42	Fair	Irrigation System, Drip System, Replace/Install	3,700 SF	10	7009651

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M44	Fair	Irrigation System, Control Panel	1	7	7009832
G2080	M8	Fair	Irrigation System, Control Panel	1	7	7009633
G2080	M7	Fair	Irrigation System, Drip System, Replace/Install	250 SF	9	7009785
G2080	M36	Fair	Irrigation System, Control Panel	1	7	7009697
G2080	M23	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7009556
G2080	M19	Fair	Irrigation System, Control Panel	1	7	7009722
G2080	M33	Fair	Irrigation System, Drip System, Replace/Install	650 SF	10	7009713
G2080	M45	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7009630
G2080	M9	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009632
G2080	M31	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009837
G2080	M29	Fair	Irrigation System, Drip System, Replace/Install	2,800 SF	10	7009720
G2080	M31	Fair	Irrigation System, Control Panel	1	7	7009634
G2080	M12	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7009585
G2080	M25	Fair	Irrigation System, Control Panel	1	7	7009691
G2080	M11	Fair	Irrigation System, Drip System, Replace/Install	2,000 SF	10	7009736
G2080	M13	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009702
G2080	M35	Fair	Irrigation System, Control Panel	1	7	7009565
G2080	M21	Fair	Irrigation System, Drip System, Replace/Install	2,500 SF	10	7009760
G2080	M19	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7009620
G2080	M36	Fair	Irrigation System, Drip System, Replace/Install	4,430 SF	10	7009762
G2080	M16	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	10	7009692
G2080	M17	Fair	Irrigation System, Control Panel	1	7	7009606
G2080	M34	Fair	Irrigation System, Control Panel	1	7	7009563
G2080	M13	Fair	Irrigation System, Control Panel	1	7	7009725
G2080	M23	Fair	Irrigation System, Control Panel	1	7	7009562

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M24	Fair	Irrigation System, Control Panel	1	7	7009595
G2080	M29	Fair	Irrigation System, Control Panel	1	7	7009781
G2080	M8	Fair	Irrigation System, Drip System, Replace/Install	600 SF	8	7009777
G2080	M27	Fair	Irrigation System, Control Panel	1	7	7009755
G2080	M9	Fair	Irrigation System, Control Panel	1	7	[illegible]
G2080	M28	Fair	Irrigation System, Control Panel	1	7	7009706
G2080	M39	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7009615
G2080	M24	Fair	Irrigation System, Drip System, Replace/Install	800 SF	10	[illegible]
G2080	M15	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7009571
G2080	M3	Fair	Irrigation System, Drip System, Replace/Install	1,750 SF	8	7009842
G2080	M6	Fair	Irrigation System, Control Panel	1	7	7009707
G2080	M34	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7009647
G2080	M3	Fair	Irrigation System, Control Panel	1	6	7009564
G2080	M20	Fair	Irrigation System, Control Panel	1	7	7009768
G2080	M14	Fair	Irrigation System, Control Panel	1	7	7009743
G2080	M27	Fair	Irrigation System, Drip System, Replace/Install	650 SF	10	7009819
G2080	M28	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009791
G2080	M6	Fair	Irrigation System, Drip System, Replace/Install	1,000 SF	9	7009839
G2080	M35	Fair	Irrigation System, Drip System, Replace/Install	16,000 SF	10	7009811
G2080	M44	Fair	Irrigation System, Drip System, Replace/Install	2,800 SF	10	7009776
G2080	M20	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7009572
G2080	M15	Fair	Irrigation System, Control Panel	1	7	7009854
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,900 SF	9	7009700
G2080	M10	Fair	Irrigation System, Drip System, Replace/Install	4,800 SF	9	[illegible]
G2080	M30	Fair	Irrigation System, Control Panel	1	7	7009656

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M40	Fair	Irrigation System, Drip System, Replace/Install	4,700 SF	10	7009588
G2080	M14	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009840
G2080	M17	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009843
G2080	M25	Fair	Irrigation System, Drip System, Replace/Install	1,400 SF	10	7009644
G2080	M7	Fair	Irrigation System, Control Panel	1	7	7009649

Component Condition Report | Street Medians / Auto Center Drive

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7030	Auto Center M2	Good	Security Camera, Closed Circuit Exterior, Solar	1	6	7008650
Pedestrian Plazas & Walkways						
G2010	Auto Center M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008684
G2010	Auto Center M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008687
G2020	Auto Center M4	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	650 SF	5	7008691
G2020	Auto Center M1	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	2,000 SF	4	7008636
G2020	Auto Center M2	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	500 SF	5	7008646
Sitework						
G2080	Auto Center M2	Fair	Irrigation System, Drip System, Replace/Install	1,700 SF	10	7008651
G2080	Auto Center M4	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7008653
G2080	Auto Center M3	Fair	Irrigation System, Drip System, Replace/Install	900 SF	10	7008665

Component Condition Report | Street Medians / Amelia Triangle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Amelia M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008691

Component Condition Report | Street Medians / Amelia Triangle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2080	Amelia M1	Fair	Irrigation System, Drip System, Replace/Install	190 SF	9	7006673
G2080	Amelia M1	Good	Landscaping, Planting Beds, Shrubs and Perennials, Basic	190 SF	4	7006689

Component Condition Report | Street Medians / Baseline Access Medians

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Baseline Ac M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014657
G2010	Baseline Ac M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014725
G2010	Baseline Ac M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014659
G2020	Baseline Ac M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7014580
G2020	Baseline Ac M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014663
G2020	Baseline Ac M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014662

Component Condition Report | Street Medians / Woodcroft Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2080	M45	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7014623

Appendix C:
Replacement Reserves

Replacement Reserves Report

1/8/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Street Medians	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,808	$0	$0	$0	$1,178	$0	$0	$0	$0	$0	**$20,986**
Street Medians / Amelia Triangle	$0	$0	$0	$0	$4,772	$0	$0	$0	$0	$6,639	$400	$0	$0	$0	$6,413	$0	$0	$0	$0	$7,435	$0	**$25,659**
Street Medians / Auto Center Drive	$0	$0	$0	$0	$5,557	$3,291	$9,131	$0	$0	$388	$22,593	$6,834	$4,047	$0	$0	$0	$12,271	$0	$8,405	$4,978	$0	**$77,494**
Street Medians / Baseline Access Medians	$0	$0	$0	$0	$6,668	$0	$0	$0	$0	$0	$5,598	$8,201	$0	$0	$0	$0	$0	$0	$10,086	$0	$0	**$30,553**
Street Medians / Baseline Road	$0	$0	$0	$0	$9,029	$5,519	$0	$15,260	$0	$0	$34,689	$12,753	$0	$0	$0	$0	$0	$12,639	$13,658	$0	$0	**$103,546**
Street Medians / Edgemont Island	$0	$0	$8,049	$1,658	$0	$0	$0	$9,331	$0	$0	$1,120	$0	$10,818	$0	$0	$0	$0	$12,541	$0	$0	$0	**$43,517**
Street Medians / Glendora Avenue	$0	$2,034	$1,833	$0	$1,250	$0	$1,954	$0	$12,188	$2,255	$16,395	$2,361	$0	$0	$0	$3,077	$2,773	$0	$14,909	$0	$0	**$61,029**
Street Medians / Glenwood Island	$0	$0	$0	$0	$0	$0	$2,487	$0	$0	$0	$7,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,685**
Street Medians / Grand Avenue	$0	$10,566	$6,155	$2,967	$91,485	$88,544	$63,595	$66,857	$68,383	$161,403	$139,125	$107,161	$0	$0	$0	$14,221	$0	$17,127	$143,293	$0	$80,609	**$1,061,491**
Street Medians / Jenifer & Mauna Loa	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,398	$2,265	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,663**
Street Medians / Kregmont Avenue	$0	$0	$0	$0	$11,113	$0	$0	$9,148	$2,638	$0	$9,397	$13,668	$0	$0	$0	$0	$0	$0	$16,810	$0	$0	**$62,774**
Street Medians / Lone Hill Avenue	$0	$6,611	$0	$2,697	$21,393	$24,040	$9,131	$0	$24,809	$50,275	$51,502	$28,370	$13,022	$0	$0	$9,999	$12,271	$4,080	$32,359	$16,015	$0	**$306,573**
Street Medians / Palopinto Island	$0	$0	$0	$0	$695	$0	$2,487	$0	$0	$0	$9,997	$854	$0	$0	$0	$0	$0	$0	$1,051	$0	$0	**$15,083**
Street Medians / Route 66	$0	$0	$2,210	$0	$108,955	$13,590	$18,013	$260,071	$13,286	$63,377	$472,425	$210,350	$10,690	$0	$1,181	$1,298	$12,271	$12,639	$163,474	$11,687	$0	**$1,375,518**
Street Medians / Woodcroft Island	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,797**
Grand Total	**$0**	**$19,211**	**$18,247**	**$7,323**	**$260,917**	**$134,984**	**$106,797**	**$360,667**	**$121,304**	**$284,337**	**$783,632**	**$412,625**	**$38,577**	**$0**	**$7,595**	**$29,772**	**$39,585**	**$59,026**	**$404,044**	**$40,115**	**$80,609**	**$3,209,368**

Street Medians

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M3	7009640	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,320.00	$4,320												$4,320										**$4,320**
D2010	M8	7009566	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M10	7009711	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,320.00	$4,320												$4,320										**$4,320**
D2010	M11	7009750	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M12	7009618	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M8	7009684	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	15	15	1	EA	$560.00	$756.00	$756																$756						**$756**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,310**	**$0**	**$0**	**$0**	**$756**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,066**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$19,808**	**$0**	**$0**	**$0**	**$1,178**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,986**

Street Medians / Amelia Triangle

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Amelia M1	7008691	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2080	Amelia M1	7008673	Irrigation System, Drip System, Replace/Install	20	11	9	190	SF	$3.00	$4.46	$848										$848												**$848**
G2080	Amelia M1	7008689	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	1	4	190	SF	$15.00	$22.32	$4,240					$4,240					$4,240					$4,240					$4,240		**$16,960**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$0**	**$5,088**	**$298**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$18,105**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$4,772**	**$0**	**$0**	**$0**	**$0**	**$6,639**	**$400**	**$0**	**$0**	**$0**	**$6,413**	**$0**	**$0**	**$0**	**$0**	**$7,435**	**$0**	**$25,659**

Street Medians / Auto Center Drive

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7030	Auto Center M2	7008650	Security Camera, Closed Circuit Exterior, Solar, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647										$7,647					**$15,294**
G2010	Auto Center M3	7008687	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Auto Center M1	7008684	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2020	Auto Center M1	7008636	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	2000	SF	$1.40	$2.47	$4,937					$4,937							$4,937								$4,937			**$14,811**
G2020	Auto Center M4	7008686	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	650	SF	$1.40	$2.47	$1,605						$1,605							$1,605								$1,605		**$4,814**
G2020	Auto Center M2	7008646	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	500	SF	$1.40	$2.47	$1,234						$1,234							$1,234								$1,234		**$3,703**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	Auto Center M2	7008651	Irrigation System, Drip System, Replace/Install	20	10	10	1700	SF	$3.00	$4.46	$7,587											$7,587											$7,587
G2080	Auto Center M3	7008666	Irrigation System, Drip System, Replace/Install	20	10	10	900	SF	$3.00	$4.46	$4,017											$4,017											$4,017
G2080	Auto Center M4	7008653	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											$4,909
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$4,937**	**$2,839**	**$7,647**	**$0**	**$0**	**$298**	**$16,811**	**$4,937**	**$2,839**	**$0**	**$0**	**$0**	**$7,647**	**$0**	**$4,937**	**$2,839**	**$0**	**$55,729**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$5,557**	**$3,291**	**$9,131**	**$0**	**$0**	**$388**	**$22,593**	**$6,834**	**$4,047**	**$0**	**$0**	**$0**	**$12,271**	**$0**	**$8,405**	**$4,978**	**$0**	**$77,494**

Street Medians / Baseline Access Medians

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Baseline Ac M1	7014659	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											$1,190
G2010	Baseline Ac M2	7014725	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											$1,488
G2010	Baseline Ac M3	7014657	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											$1,488
G2020	Baseline Ac M1	7014580	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975								$1,975			$5,924
G2020	Baseline Ac M3	7014663	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234								$1,234			$3,703
G2020	Baseline Ac M2	7014662	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715								$2,715			$8,146
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,166**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,924**	**$0**	**$0**	**$21,939**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$6,668**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,598**	**$8,201**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,086**	**$0**	**$0**	**$30,553**

Street Medians / Baseline Road

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Baseline Rd M4	7014539	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Baseline Rd M1	7014555	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$3,200.00	$4,760.64	$4,761								$4,761															$4,761
D7030	Baseline Rd M4	7014576	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647												$7,647			$15,294
G2010	Baseline Rd M1	7014545	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											$1,785
G2010	Baseline Rd M3	7014635	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											$595
G2010	Baseline Rd M2	7014730	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	4	EA	$200.00	$297.54	$1,190												$1,190										$1,190
G2020	Baseline Rd M3	7014590	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851								$1,851			$5,554
G2020	Baseline Rd M4	7014610	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962								$2,962			$8,887
G2020	Baseline Rd M1	7014531	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728			$5,184
G2020	Baseline Rd M2	7014728	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481								$1,481			$4,443
G2080	Baseline Rd M1	7014633	Irrigation System, Drip System, Replace/Install	20	10	10	1850	SF	$3.00	$4.46	$8,257											$8,257											$8,257
G2080	Baseline Rd M4	7014644	Irrigation System, Drip System, Replace/Install	20	10	10	3400	SF	$3.00	$4.46	$15,175											$15,175											$15,175
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$8,023**	**$4,761**	**$0**	**$12,407**	**$0**	**$0**	**$25,812**	**$9,213**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,647**	**$8,023**	**$0**	**$0**	**$75,884**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$9,029**	**$5,519**	**$0**	**$15,260**	**$0**	**$0**	**$34,689**	**$12,753**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,639**	**$13,658**	**$0**	**$0**	**$103,546**

Street Medians / Edgemont Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Edgemont M1	7008669	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833											$833
G2080	Edgemont M1	7008638	Irrigation System, Drip System, Replace/Install	20	17	3	340	SF	$3.00	$4.46	$1,517				$1,517																			$1,517
G2080	Edgemont M1	7008690	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	3	2	340	SF	$15.00	$22.32	$7,587			$7,587					$7,587					$7,587							$7,587			$30,349
Totals, Unescalated												**$0**	**$0**	**$7,587**	**$1,517**	**$0**	**$0**	**$0**	**$7,587**	**$0**	**$0**	**$833**	**$0**	**$7,587**	**$0**	**$0**	**$0**	**$0**	**$7,587**	**$0**	**$0**	**$0**	**$32,700**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$8,049**	**$1,658**	**$0**	**$0**	**$0**	**$9,331**	**$0**	**$0**	**$1,120**	**$0**	**$10,818**	**$0**	**$0**	**$0**	**$0**	**$12,541**	**$0**	**$0**	**$0**	**$43,517**

Street Medians / Glendora Avenue

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Glendora Ave M6	7014618	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,100.00	$1,636.47	$1,636							$1,636																$1,636
D7030	Glendora Ave M3	7014661	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	2	8	1	EA	$5,140.00	$7,646.78	$7,647									$7,647														$15,294
G2010	Glendora Ave M3	7014698	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488												$1,488
G2010	Glendora Ave M4	7014656	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												$298
G2010	Glendora Ave M5	7014732	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488												$1,488
G2010	Glendora Ave M6	7014520	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												$893
G2010	Glendora Ave M2	7014532	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595											$595
G2020	Glendora Ave M4	7014685	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	6	1	200	SF	$1.40	$2.47	$494		$494							$494								$494						$1,481
G2020	Glendora Ave M5	7014561	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	6	1	600	SF	$1.40	$2.47	$1,481		$1,481							$1,481								$1,481						$4,443
G2020	Glendora Ave M3	7014582	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	5	2	700	SF	$1.40	$2.47	$1,728			$1,728							$1,728								$1,728					$5,184
G2020	Glendora Ave M2	7014642	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	250	SF	$1.40	$2.47	$617					$617							$617								$617			$1,851
G2020	Glendora Ave M1	7014558	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	200	SF	$1.40	$2.47	$494					$494							$494								$494			$1,481
G2080	Glendora Ave M6	7014598	Irrigation System, Drip System, Replace/Install	20	10	10	1800	SF	$3.00	$4.46	$8,034											$8,034												$8,034
Totals, Unescalated												**$0**	**$1,975**	**$1,728**	**$0**	**$1,111**	**$0**	**$1,636**	**$0**	**$9,622**	**$1,728**	**$12,199**	**$1,706**	**$0**	**$0**	**$0**	**$1,975**	**$1,728**	**$0**	**$8,758**	**$0**	**$0**	**$44,165**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$2,034**	**$1,833**	**$0**	**$1,250**	**$0**	**$1,954**	**$0**	**$12,188**	**$2,255**	**$16,395**	**$2,361**	**$0**	**$0**	**$0**	**$3,077**	**$2,773**	**$0**	**$14,909**	**$0**	**$0**	**$61,029**

Street Medians / Glenwood Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014575	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
G2080	M1	7014601	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356												$5,356
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$5,356**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,439**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,487**	**$0**	**$0**	**$0**	**$7,198**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,685**

Street Medians / Grand Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Grand Ave M13	7014604	Backflow Preventer, Domestic Water, Replace	30	29	1	1	EA	$1,400.00	$2,082.78	$2,083		$2,083																					$2,083
D2010	Grand Ave M34	7014689	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$3,200.00	$4,760.64	$4,761					$4,761																		$4,761
D2010	Grand Ave M8	7014527	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M17	7014611	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M25	7014622	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$5,200.00	$7,736.04	$7,736						$7,736																	$7,736
D2010	Grand Ave M30	7014726	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$1,400.00	$2,082.78	$2,083						$2,083																	$2,083
D2010	Grand Ave M32	7014549	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M1	7014554	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M4	7014631	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M7	7014563	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M9	7014654	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M11	7014586	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,760.64	$4,761							$4,761																$4,761
D2010	Grand Ave M36	7014524	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M38	7014646	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,760.64	$4,761							$4,761																$4,761
D2010	Grand Ave M5	7014591	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M6	7014534	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M19	7014526	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M19	7014523	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833												$833

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Grand Ave M20	7014655	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833											**$833**
D2010	Grand Ave M22	7014731	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083											**$2,083**
D7030	Grand Ave M9	7014721	Security Camera, Closed Circuit Exterior, Solar Energy, Replace	10	5	5	1	EA	$5,140.00	$7,646.78	$7,647						$7,647										$7,647						**$15,294**
D7030	Grand Ave M26	7014557	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647										$7,647				**$15,294**
D7030	Grand Ave M29	7014665	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	2	8	1	EA	$5,140.00	$7,646.78	$7,647									$7,647										$7,647			**$15,294**
G2010	Grand Ave M12	7014666	Roadways, Signage, Guide & Directional, Replace/Install	20	12	8	3	EA	$200.00	$297.54	$893									$893													**$893**
G2010	Grand Ave M11	7014649	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M16	7014710	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	3	EA	$200.00	$297.54	$893										$893												**$893**
G2010	Grand Ave M22	7014650	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M23	7014706	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M25	7014542	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M26	7014551	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	3	EA	$200.00	$297.54	$893										$893												**$893**
G2010	Grand Ave M27	7014648	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M29	7014616	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M31	7014605	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	5	EA	$200.00	$297.54	$1,488										$1,488												**$1,488**
G2010	Grand Ave M32	7014560	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M34	7014553	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M35	7014544	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M36	7014615	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M6	7014596	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M13	7014624	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M14	7014567	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M15	7014692	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M17	7014540	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											**$1,785**
G2010	Grand Ave M18	7014690	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	Grand Ave M19	7014677	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M20	7014724	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M21	7014645	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	Grand Ave M24	7014602	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											**$1,785**
G2010	Grand Ave M30	7014620	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	Grand Ave M33	7014521	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	Grand Ave M37	7014550	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M38	7014588	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											**$1,488**
G2010	Grand Ave M2	7014571	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$297.54	$298												$298										**$298**
G2010	Grand Ave M5	7014729	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2020	Grand Ave M12A	7014658	Medians, Aggregate/Stone, Stones on curb, Replenish	7	6	1	600	SF	$1.40	$2.47	$1,481		$1,481							$1,481							$1,481						**$4,443**
G2020	Grand Ave M15	7014701	Parking Lots, Aggregate/Stone, Stones on curb, Replenish	7	4	3	1100	SF	$1.40	$2.47	$2,715				$2,715							$2,715								$2,715			**$8,146**
G2020	Grand Ave M11	7014702	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	300	SF	$1.40	$2.47	$741					$741							$741								$741		**$2,222**
G2020	Grand Ave M5	7014574	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975								$1,975		**$5,924**
G2020	Grand Ave M27	7014674	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	2700	SF	$1.40	$2.47	$6,665					$6,665							$6,665								$6,665		**$19,995**
G2020	Grand Ave M8	7014522	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715								$2,715		**$8,146**
G2020	Grand Ave M22	7014579	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728		**$5,184**
G2020	Grand Ave M26	7014647	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715								$2,715		**$8,146**
G2020	Grand Ave M36	7014699	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728		**$5,184**
G2020	Grand Ave M10	7014687	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728		**$5,184**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Grand Ave M37	7014643	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	Grand Ave M34	7014664	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M24	7014577	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M3	7014673	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M32	7014584	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1900	SF	$1.40	$2.47	$4,690					$4,690							$4,690							$4,690			**$14,070**
G2020	Grand Ave M21	7014686	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M19	7014681	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1900	SF	$1.40	$2.47	$4,690					$4,690							$4,690							$4,690			**$14,070**
G2020	Grand Ave M25	7014669	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	650	SF	$1.40	$2.47	$1,605					$1,605							$1,605							$1,605			**$4,814**
G2020	Grand Ave M6	7014668	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	Grand Ave M38	7014711	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	Grand Ave M16	7014727	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851							$1,851			**$5,554**
G2020	Grand Ave M33	7014537	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	Grand Ave M20	7014653	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	Grand Ave M1	7014716	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	Grand Ave M29	7014680	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M9	7014634	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M7	7014559	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	Grand Ave M18	7014581	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	Grand Ave M23	7014641	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M30	7014613	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1700	SF	$1.40	$2.47	$4,196					$4,196							$4,196							$4,196			**$12,589**
G2020	Grand Ave M35	7014704	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2020	Grand Ave M17	7014594	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2060	Grand Ave M38	7014528	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,463.10	$4,463											$4,463											**$4,463**
G2080	Grand Ave M12	7014719	Irrigation System, Drip System, Replace/Install	20	19	1	1500	SF	$3.00	$4.46	$6,695		$6,695																				**$6,695**
G2080	Grand Ave M13	7014697	Irrigation System, Drip System, Replace/Install	20	18	2	1300	SF	$3.00	$4.46	$5,802			$5,802																			**$5,802**
G2080	Grand Ave M16	7014533	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M18	7014543	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M22	7014672	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M25	7014597	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M30	7014538	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M31	7014600	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M6	7014603	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M8	7014708	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M34	7014546	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M38	7014636	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M2	7014530	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M5	7014617	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M11	7014572	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M12	7014609	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M14	7014569	Irrigation System, Drip System, Replace/Install	20	13	7	1100	SF	$3.00	$4.46	$4,909								$4,909													**$4,909**
G2080	Grand Ave M16	7014709	Irrigation System, Drip System, Replace/Install	20	13	7	1300	SF	$3.00	$4.46	$5,802								$5,802													**$5,802**
G2080	Grand Ave M24	7014667	Irrigation System, Drip System, Replace/Install	20	12	8	1300	SF	$3.00	$4.46	$5,802									$5,802												**$5,802**
G2080	Grand Ave M26	7014607	Irrigation System, Drip System, Replace/Install	20	12	8	1450	SF	$3.00	$4.46	$6,471									$6,471												**$6,471**
G2080	Grand Ave M30	7014693	Irrigation System, Drip System, Replace/Install	20	12	8	3500	SF	$3.00	$4.46	$15,621									$15,621												**$15,621**
G2080	Grand Ave M38	7014619	Irrigation System, Drip System, Replace/Install	20	12	8	3600	SF	$3.00	$4.46	$16,067									$16,067												**$16,067**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	Grand Ave M8	7014593	Irrigation System, Drip System, Replace/Install	20	11	9	5000	SF	$3.00	$4.46	$22,316										$22,316												$22,316
G2080	Grand Ave M23	7014525	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678												$2,678
G2080	Grand Ave M25	7014562	Irrigation System, Drip System, Replace/Install	20	11	9	1350	SF	$3.00	$4.46	$6,025										$6,025												$6,025
G2080	Grand Ave M28	7014637	Irrigation System, Drip System, Replace/Install	20	11	9	2000	SF	$3.00	$4.46	$8,926										$8,926												$8,926
G2080	Grand Ave M31	7014640	Irrigation System, Drip System, Replace/Install	20	11	9	5100	SF	$3.00	$4.46	$22,762										$22,762												$22,762
G2080	Grand Ave M34	7014676	Irrigation System, Drip System, Replace/Install	20	11	9	5600	SF	$3.00	$4.46	$24,993										$24,993												$24,993
G2080	Grand Ave M35	7014632	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678												$2,678
G2080	Grand Ave M36	7014683	Irrigation System, Drip System, Replace/Install	20	11	9	5200	SF	$3.00	$4.46	$23,208										$23,208												$23,208
G2080	Grand Ave M1	7014703	Irrigation System, Drip System, Replace/Install	20	10	10	350	SF	$3.00	$4.46	$1,562											$1,562											$1,562
G2080	Grand Ave M2	7014678	Irrigation System, Drip System, Replace/Install	20	10	10	1000	SF	$3.00	$4.46	$4,463											$4,463											$4,463
G2080	Grand Ave M4	7014564	Irrigation System, Drip System, Replace/Install	20	10	10	750	SF	$3.00	$4.46	$3,347											$3,347											$3,347
G2080	Grand Ave M5	7014552	Irrigation System, Drip System, Replace/Install	20	10	10	780	SF	$3.00	$4.46	$3,481											$3,481											$3,481
G2080	Grand Ave M6	7014587	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											$3,124
G2080	Grand Ave M7	7014578	Irrigation System, Drip System, Replace/Install	20	10	10	850	SF	$3.00	$4.46	$3,794											$3,794											$3,794
G2080	Grand Ave M9	7014670	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											$5,802
G2080	Grand Ave M10	7014608	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											$4,909
G2080	Grand Ave M11	7014630	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											$3,124
G2080	Grand Ave M17	7014713	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											$9,373
G2080	Grand Ave M18	7014682	Irrigation System, Drip System, Replace/Install	20	10	10	2200	SF	$3.00	$4.46	$9,819											$9,819											$9,819
G2080	Grand Ave M22	7014536	Irrigation System, Drip System, Replace/Install	20	10	10	5100	SF	$3.00	$4.46	$22,762											$22,762											$22,762
G2080	Grand Ave M33	7014652	Irrigation System, Drip System, Replace/Install	20	10	10	500	SF	$3.00	$4.46	$2,232											$2,232											$2,232
G2080	Grand Ave M37	7014585	Irrigation System, Drip System, Replace/Install	20	10	10	250	SF	$3.00	$4.46	$1,116											$1,116											$1,116
G4050	Grand Ave M38	7014592	Floodlights, Floodlights, 90 W, Replace/Install	20	14	6	2	EA	$1,200.00	$1,785.24	$3,570							$3,570															$3,570
Totals, Unescalated												**$0**	**$10,259**	**$5,802**	**$2,715**	**$81,284**	**$76,379**	**$53,260**	**$54,361**	**$53,982**	**$123,702**	**$103,522**	**$77,416**	**$0**	**$0**	**$0**	**$9,128**	**$0**	**$10,362**	**$84,170**	**$0**	**$44,631**	**$790,970**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,566**	**$6,155**	**$2,967**	**$91,485**	**$88,544**	**$63,595**	**$66,857**	**$68,383**	**$161,403**	**$139,125**	**$107,161**	**$0**	**$0**	**$0**	**$14,221**	**$0**	**$17,127**	**$143,293**	**$0**	**$80,609**	**$1,061,491**

Street Medians / Jenifer & Mauna Loa

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014565	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,100.00	$1,636.47	$1,636											$1,636											$1,636
G2080	M1	7014651	Irrigation System, Drip System, Replace/Install	20	10	10	900	SF	$3.00	$4.46	$4,017										$4,017												$4,017
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,017**	**$1,636**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$5,653**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,398**	**$2,265**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$7,663**

Street Medians / Kregmont Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Kregmont Ave M1	7014568	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$1,400.00	$2,082.78	$2,083									$2,083													$2,083
G2010	Kregmont Ave M5	7014629	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											$298
G2020	Kregmont Ave M5	7014707	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1400	SF	$1.40	$2.47	$3,456					$3,456							$3,456							$3,456			$10,368
G2020	Kregmont Ave M3	7014671	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			$9,627
G2020	Kregmont Ave M4	7014621	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			$9,627
G2080	Kregmont Ave M1	7014627	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														$7,439
G2080	Kregmont Ave M1	7014599	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											$3,124
G2080	Kregmont Ave M2	7014556	Irrigation System, Drip System, Replace/Install	20	10	10	800	SF	$3.00	$4.46	$3,570											$3,570											$3,570
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$9,874**	**$0**	**$0**	**$7,439**	**$2,083**	**$0**	**$6,992**	**$9,874**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,874**	**$0**	**$0**	**$46,135**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$11,113**	**$0**	**$0**	**$9,148**	**$2,638**	**$0**	**$9,397**	**$13,668**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,810**	**$0**	**$0**	**$62,774**

Street Medians / Lone Hill Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Lonehill Ave M6	7008676	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083												**$2,083**
D7030	Lonehill Ave M11	7008683	Security Camera, Closed Circuit Exterior, Solar Panel, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647										$7,647						**$15,294**
G2010	Lonehill Ave M4	7008654	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298													**$298**
G2010	Lonehill Ave M8	7008634	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298													**$298**
G2010	Lonehill Ave M3	7008663	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												**$298**
G2010	Lonehill Ave M1	7008674	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	4	EA	$200.00	$297.54	$1,190												$1,190											**$1,190**
G2010	Lonehill Ave M2	7008641	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$297.54	$298												$298											**$298**
G2020	Lonehill Ave M9	7008648	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	6	1	2600	SF	$1.40	$2.47	$6,418		$6,418							$6,418							$6,418							**$19,254**
G2020	Lonehill Ave M8	7008643	Medians, Aggregate/Stone, Surface, Replenish	7	4	3	1000	SF	$1.40	$2.47	$2,468				$2,468							$2,468								$2,468				**$7,405**
G2020	Lonehill Ave M2	7008655	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	1800	SF	$1.40	$2.47	$4,443					$4,443							$4,443								$4,443			**$13,330**
G2020	Lonehill Ave M7	7008675	Medians, Aggregate/Stone, Stone, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468								$2,468			**$7,405**
G2020	Lonehill Ave M10	7008665	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728			**$5,184**
G2020	Lonehill Ave M6	7008657	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	3000	SF	$1.40	$2.47	$7,405					$7,405							$7,405								$7,405			**$22,216**
G2020	Lonehill Ave M5	7008644	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234								$1,234			**$3,703**
G2020	Lonehill Ave M11	7008682	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728			**$5,184**
G2020	Lonehill Ave M3	7008688	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1200	SF	$1.40	$2.47	$2,962						$2,962							$2,962							$2,962			**$8,887**
G2020	Lonehill Ave M4	7008667	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1000	SF	$1.40	$2.47	$2,468						$2,468							$2,468							$2,468			**$7,405**
G2020	Lonehill Ave M1	7008656	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1500	SF	$1.40	$2.47	$3,703						$3,703							$3,703							$3,703			**$11,108**
G2080	Lonehill Ave M10	7008685	Irrigation System, Drip System, Replace/Install	20	15	5	2600	SF	$3.00	$4.46	$11,604						$11,604																	**$11,604**
G2080	Lonehill Ave M2	7008640	Irrigation System, Drip System, Replace/Install	20	12	8	1800	SF	$3.00	$4.46	$8,034									$8,034														**$8,034**
G2080	Lonehill Ave M8	7008639	Irrigation System, Drip System, Replace/Install	20	12	8	1150	SF	$3.00	$4.46	$5,133									$5,133														**$5,133**
G2080	Lonehill Ave M4	7008645	Irrigation System, Drip System, Replace/Install	20	11	9	4500	SF	$3.00	$4.46	$20,084										$20,084													**$20,084**
G2080	Lonehill Ave M5	7008652	Irrigation System, Drip System, Replace/Install	20	11	9	4000	SF	$3.00	$4.46	$17,852										$17,852													**$17,852**
G2080	Lonehill Ave M3	7008668	Irrigation System, Drip System, Replace/Install	20	10	10	2700	SF	$3.00	$4.46	$12,050											$12,050												**$12,050**
G2080	Lonehill Ave M7	7008637	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621												**$15,621**
G2080	Lonehill Ave M11	7008661	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802												**$5,802**
Totals, Unescalated												**$0**	**$6,418**	**$0**	**$2,468**	**$19,007**	**$20,737**	**$7,647**	**$0**	**$19,584**	**$38,531**	**$38,322**	**$20,495**	**$9,133**	**$0**	**$0**	**$6,418**	**$7,647**	**$2,468**	**$19,007**	**$9,133**	**$0**	**$227,018**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,611**	**$0**	**$2,697**	**$21,393**	**$24,040**	**$9,131**	**$0**	**$24,809**	**$50,275**	**$51,502**	**$28,370**	**$13,022**	**$0**	**$0**	**$9,999**	**$12,271**	**$4,080**	**$32,359**	**$16,015**	**$0**	**$306,573**

Street Medians / Palopinto Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014712	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083															**$2,083**
G2010	M1	7014679	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2020	M1	7014715	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	250	SF	$1.40	$2.47	$617					$617							$617								$617			**$1,851**
G2080	M1	7014573	Irrigation System, Drip System, Replace/Install	20	10	10	1400	SF	$3.00	$4.46	$6,248											$6,248											**$6,248**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$617**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$7,439**	**$617**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$617**	**$0**	**$0**	**$11,373**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$695**	**$0**	**$2,487**	**$0**	**$0**	**$0**	**$9,997**	**$854**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,051**	**$0**	**$0**	**$15,083**

Street Medians / Route 66

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M21	7009616	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$1,400.00	$2,082.78	$2,083			$2,083																				**$2,083**
D2010	M45	7009676	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	**$4,761**
D2010	M30	7009772	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															**$2,083**
D2010	M27	7009574	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,400.00	$2,082.78	$2,083										$2,083													**$2,083**
D2010	M42	7009723	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,400.00	$2,082.78	$2,083										$2,083													**$2,083**
D2010	M44	7009704	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$3,200.00	$4,760.64	$4,761										$4,761													**$4,761**
D2010	M1	7009604	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M35	7009589	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M39	7009829	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083												**$2,083**
D2010	M41	7009687	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M7	7009732	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M9	7009600	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M13	7009849	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M14	7009853	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M15	7009738	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M16	7009610	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M17	7009793	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M19	7009599	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M20	7009626	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M23	7009598	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M24	7009709	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M25	7009624	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M28	7009582	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M29	7009660	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M31	7009612	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M36	7009662	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M40	7009802	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M40	7009593	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	18	12	1	EA	$560.00	$833.11	$833													$833										**$833**
D2010	M16	7009638	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	15	15	1	EA	$560.00	$833.11	$833																$833							**$833**
D7010	M10	7009779	Medians, Electronic Lock, Replace	10	6	4	1	EA	$443.00	$781.10	$781					$781										$781								**$1,562**
D7030	M42	7009824	Security Camera, Closed Circuit Exterior, Solar source, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647										$7,647						**$15,294**
D7030	M1	7009694	Security Camera, Closed Circuit Exterior, Solar Source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647											$7,647				**$15,294**
G2010	M6	7009592	Roadways, Signage, Guide & Directional, Replace/Install	20	15	5	1	EA	$200.00	$297.54	$298						$298																	**$298**
G2010	M39	7009823	Roadways, Signage, Guide & Directional, Replace/Install	20	13	7	3	EA	$200.00	$297.54	$893								$893															**$893**
G2010	M45	7009856	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	5	EA	$200.00	$297.54	$1,488										$1,488													**$1,488**
G2010	M1	7009745	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												**$893**
G2010	M4	7009614	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												**$298**
G2010	M11	7009715	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595												**$595**
G2010	M13	7009847	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												**$893**
G2010	M14	7009821	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												**$893**
G2010	M15	7009800	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190												**$1,190**
G2010	M16	7009760	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												**$893**
G2010	M23	7009611	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488												**$1,488**
G2010	M24	7009826	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												**$893**
G2010	M26	7009730	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595												**$595**
G2010	M27	7009575	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190												**$1,190**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	M28	7009845	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											**$1,488**
G2010	M34	7009806	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	M8	7009727	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2010	M37	7009680	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2010	M38	7009673	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M41	7009678	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M42	7009808	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M44	7009851	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2020	M11	7009770	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M28	7009591	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M30	7009654	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	M4	7009719	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M33	7009583	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M10	7009658	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M38	7009577	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M31	7009602	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M29	7009804	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M34	7009668	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M8	7009717	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M5	7009587	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M21	7009757	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M35	7009764	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	100	SF	$1.40	$2.47	$247					$247							$247							$247			**$741**
G2020	M37	7009670	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1150	SF	$1.40	$2.47	$2,839					$2,839							$2,839							$2,839			**$8,516**
G2020	M18	7009623	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M7	7009740	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	350	SF	$1.40	$2.47	$864					$864							$864							$864			**$2,592**
G2020	M13	7009584	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M14	7009594	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M6	7009573	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975							$1,975			**$5,924**
G2020	M9	7009628	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975							$1,975			**$5,924**
G2020	M15	7009608	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M32	7009672	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M26	7009581	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M20	7009596	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M40	7009729	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	M23	7009607	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1250	SF	$1.40	$2.47	$3,086					$3,086							$3,086							$3,086			**$9,257**
G2020	M12	7009753	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M42	7009759	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M41	7009642	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	M27	7009653	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M16	7009796	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M22	7009774	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M19	7009742	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M39	7009816	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2020	M24	7009783	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	M43	7009664	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M36	7009568	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**

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1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	M17	7009817	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M25	7009619	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	900	SF	$1.40	$2.47	$2,222					$2,222							$2,222							$2,222			**$6,665**
G2020	M2	7009601	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M44	7009578	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851							$1,851			**$5,554**
G2020	M3	7009814	Medians, Aggregate/Stone, Stones on curb, Replenish	7	2	5	1200	SF	$1.40	$2.47	$2,962						$2,962							$2,962							$2,962		**$8,887**
G2020	M1	7009689	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1500	SF	$1.40	$2.47	$3,703						$3,703							$3,703							$3,703		**$11,108**
G2060	M9	7009698	Signage, Property, Monument, Replace/Install	20	10	10	2	EA	$3,000.00	$4,463.10	$8,926											$8,926											**$8,926**
G2080	M3	7009564	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439															**$7,439**
G2080	M6	7009707	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M7	7009649	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M8	7009603	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M9	7009682	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M10	7009597	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M11	7009579	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M12	7009580	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M13	7009725	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M14	7009743	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M15	7009854	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M16	7009734	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M17	7009606	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M19	7009722	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M20	7009768	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M21	7009748	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M23	7009562	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M24	7009595	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M25	7009691	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M27	7009755	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M28	7009706	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M29	7009781	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M30	7009656	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M31	7009634	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M34	7009563	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M35	7009565	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M36	7009697	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M44	7009832	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	M3	7009842	Irrigation System, Drip System, Replace/Install	20	12	8	1750	SF	$3.00	$4.46	$7,810									$7,810													**$7,810**
G2080	M8	7009777	Irrigation System, Drip System, Replace/Install	20	12	8	600	SF	$3.00	$4.46	$2,678									$2,678													**$2,678**
G2080	M1	7009700	Irrigation System, Drip System, Replace/Install	20	11	9	1900	SF	$3.00	$4.46	$8,480										$8,480												**$8,480**
G2080	M6	7009839	Irrigation System, Drip System, Replace/Install	20	11	9	1000	SF	$3.00	$4.46	$4,463										$4,463												**$4,463**
G2080	M7	7009785	Irrigation System, Drip System, Replace/Install	20	11	9	250	SF	$3.00	$4.46	$1,116										$1,116												**$1,116**
G2080	M10	7009666	Irrigation System, Drip System, Replace/Install	20	11	9	4800	SF	$3.00	$4.46	$21,423										$21,423												**$21,423**
G2080	M12	7009585	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678												**$2,678**
G2080	M9	7009632	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678											**$2,678**
G2080	M11	7009736	Irrigation System, Drip System, Replace/Install	20	10	10	2000	SF	$3.00	$4.46	$8,926											$8,926											**$8,926**
G2080	M13	7009702	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678											**$2,678**
G2080	M14	7009840	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	M15	7009571	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											**$9,373**
G2080	M16	7009692	Irrigation System, Drip System, Replace/Install	20	10	10	1800	SF	$3.00	$4.46	$8,034											$8,034											**$8,034**
G2080	M17	7009843	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M19	7009620	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											**$4,909**
G2080	M20	7009572	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											**$5,802**
G2080	M21	7009766	Irrigation System, Drip System, Replace/Install	20	10	10	2500	SF	$3.00	$4.46	$11,158											$11,158											**$11,158**
G2080	M23	7009576	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621											**$15,621**
G2080	M24	7009586	Irrigation System, Drip System, Replace/Install	20	10	10	800	SF	$3.00	$4.46	$3,570											$3,570											**$3,570**
G2080	M25	7009644	Irrigation System, Drip System, Replace/Install	20	10	10	1400	SF	$3.00	$4.46	$6,248											$6,248											**$6,248**
G2080	M27	7009819	Irrigation System, Drip System, Replace/Install	20	10	10	650	SF	$3.00	$4.46	$2,901											$2,901											**$2,901**
G2080	M28	7009791	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M29	7009720	Irrigation System, Drip System, Replace/Install	20	10	10	2800	SF	$3.00	$4.46	$12,497											$12,497											**$12,497**
G2080	M30	7009570	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678											**$2,678**
G2080	M31	7009837	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M33	7009713	Irrigation System, Drip System, Replace/Install	20	10	10	650	SF	$3.00	$4.46	$2,901											$2,901											**$2,901**
G2080	M34	7009647	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											**$3,124**
G2080	M35	7009811	Irrigation System, Drip System, Replace/Install	20	10	10	16000	SF	$3.00	$4.46	$71,410											$71,410											**$71,410**
G2080	M36	7009762	Irrigation System, Drip System, Replace/Install	20	10	10	4430	SF	$3.00	$4.46	$19,772											$19,772											**$19,772**
G2080	M39	7009615	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621											**$15,621**
G2080	M40	7009588	Irrigation System, Drip System, Replace/Install	20	10	10	4700	SF	$3.00	$4.46	$20,977											$20,977											**$20,977**
G2080	M41	7009637	Irrigation System, Drip System, Replace/Install	20	10	10	5300	SF	$3.00	$4.46	$23,654											$23,654											**$23,654**
G2080	M42	7009651	Irrigation System, Drip System, Replace/Install	20	10	10	3700	SF	$3.00	$4.46	$16,513											$16,513											**$16,513**
G2080	M44	7009776	Irrigation System, Drip System, Replace/Install	20	10	10	2800	SF	$3.00	$4.46	$12,497											$12,497											**$12,497**
G2080	M45	7009630	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											**$9,373**
Totals, Unescalated												**$0**	**$0**	**$2,083**	**$0**	**$96,805**	**$11,723**	**$15,085**	**$211,462**	**$10,488**	**$48,573**	**$351,529**	**$151,961**	**$7,498**	**$0**	**$781**	**$833**	**$7,647**	**$7,647**	**$96,024**	**$6,665**	**$0**	**$1,026,804**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,210**	**$0**	**$108,955**	**$13,590**	**$18,013**	**$260,071**	**$13,286**	**$63,377**	**$472,425**	**$210,350**	**$10,690**	**$0**	**$1,181**	**$1,298**	**$12,271**	**$12,639**	**$163,474**	**$11,687**	**$0**	**$1,375,518**

Street Medians / Woodcroft Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	M45	7014623	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											**$5,802**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,802**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,802**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,797**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,797**

Attachment F

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

1. Municipal Finance and Property Taxes

Municipal finance in California primarily relies on property taxes, sales taxes, and fees for municipal services. Historically, property taxes have been a vital revenue source for cities, funding essential services including public safety, parks, libraries, and infrastructure.

2. Proposition 13 (1978)

Proposition 13 significantly limited California cities' revenue-raising ability by:

- Capping property taxes at 1% of assessed valuation.
- Limiting annual increases in assessed valuation to 2%, unless a property is sold or substantially improved.
- Requiring a two-thirds voter approval for new local taxes, including bond measures funded by property taxes.

This proposition dramatically constrained local government budgets, shifting reliance to alternative revenue sources.

3. Proposition 46 (1986)

Proposition 46 reaffirmed local governments' ability to issue General Obligation (GO) bonds funded by property tax increases for capital improvements such as parks, public buildings, infrastructure, and emergency services facilities. However, these GO bonds require two-thirds (66.7%) voter approval.

4. Voting Requirements for Facility Bond Measures and Parcel Tax Measures

Under current law:

- City council-initiated General Obligation bond measures require a two-thirds (66.7%) voter approval.
- City council-initiated parcel tax measure for infrastructure improvements requires a two-thirds (66.7%) voter approval. This type of measure is typically for a specific duration of time (e.g. 20 to 40 years); proceeds can be used to issue debt if that is an allowable use noted in the proposed ordinance.

5. Citizen Initiatives and the 50% Threshold

Recent court decisions, notably City of Upland v. California Cannabis Coalition (2017), clarified by subsequent litigation, established that citizen-sponsored initiatives placed on the ballot by voter petitions only require a simple majority (50% + 1) for approval. This significantly lowers the threshold and provides a strategic advantage for community groups or citizens seeking to fund municipal projects or impose special taxes without the higher barrier of two-thirds voter approval. Specific examples of special parcel tax measures that passed under the 50%+1 citizen initiative legal framework are Measure G in San Francisco (2018) and Measure AA in Oakland (2018).

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

6. ACA 5 (2024) and its Failure to Pass

ACA 5, placed on the November 2024 ballot, proposed reducing the voter approval threshold for certain municipal infrastructure bond measures initiated by local governments from two-thirds to 55%. The failure of ACA 5 maintained the existing high threshold of two-thirds voter approval, preserving the status quo. Consequently, the dynamic established by Proposition 13 and Proposition 46 remains unchanged, continuing the significant hurdle cities face when seeking voter approval for infrastructure funding.

Summary of Voting Thresholds Post-ACA 5 Failure

Measure Origin	Required Approval
City Council-Initiated GO Bonds or Parcel Tax	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes/Parcel Tax	**Simple majority (50% + 1)** voter approval

Key Implications:

- Proposition 13 and Proposition 46 continue to restrict cities' financial flexibility.
- Citizen initiatives remain a powerful tool for circumventing the two-thirds requirement.
- The failure of ACA 4 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.

7. Potential Changes to the Tax Landscape

In May 2025, the Howard Jarvis Taxpayers Association (HJTA) submitted two ballot measures to the California Attorney General's Office, which is the first step to prepare a petition to circulate for signatures to place them on the ballot next year. Both measures are titled the Save Proposition 13 Act of 2026:

- The first version would eliminate changes to Proposition 13 that have been created through the courts (e.g. Upland decision)
- It would require special local taxes to be approved by two-thirds of voters and the elected officials of the local government. It would also bar local governments from increasing general property taxes in their communities.
- The first version would void all property taxes enacted prior to the passage of the measure that were not approved by two-thirds of voters.
- The only difference in the second version of the ballot measure is that it removes the retroactivity section noted above.

These measures are similar to a HTJA sponsored measure that the California Supreme Court removed from the ballot last year after Governor Newsom filed a lawsuit against it. The proposed changes "are within the electorate's prerogative to enact," Justice Goodwin Liu wrote, "but because those changes would substantially alter our basic plan of government, the proposal cannot be enacted by initiative. It is instead governed by the procedures for revising our

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

Constitution" — whereby proposed revisions must be submitted to voters by a supermajority of the Legislature or a constitutional convention.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

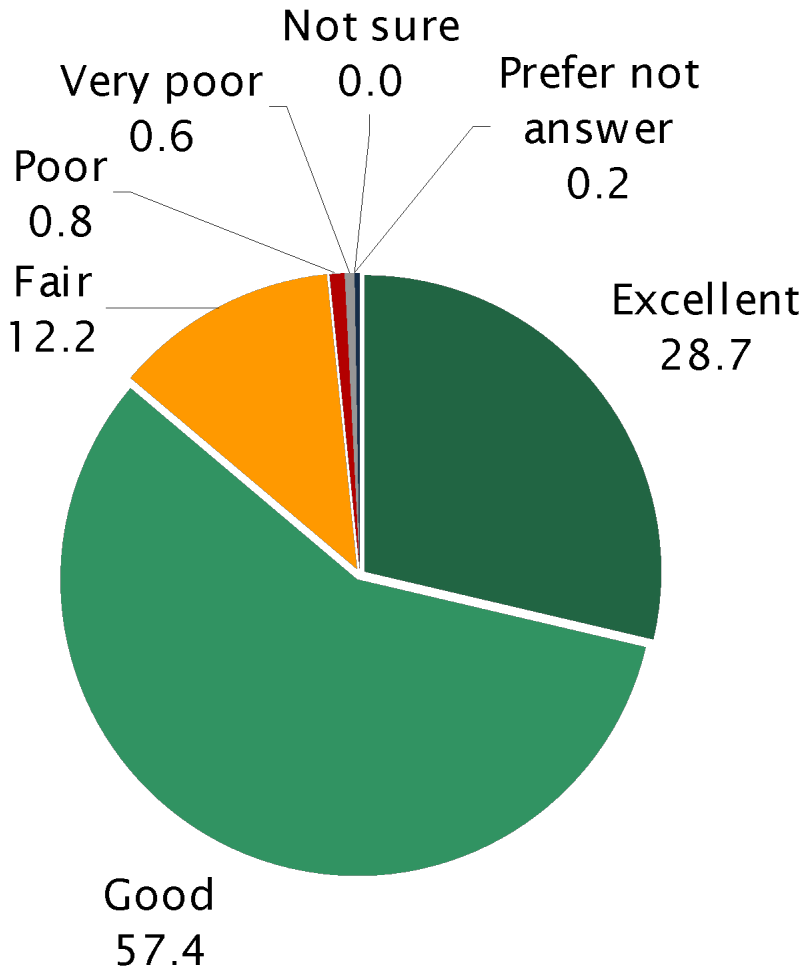
PURPOSE OF STUDY

- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach

METHODOLOGY OF STUDY

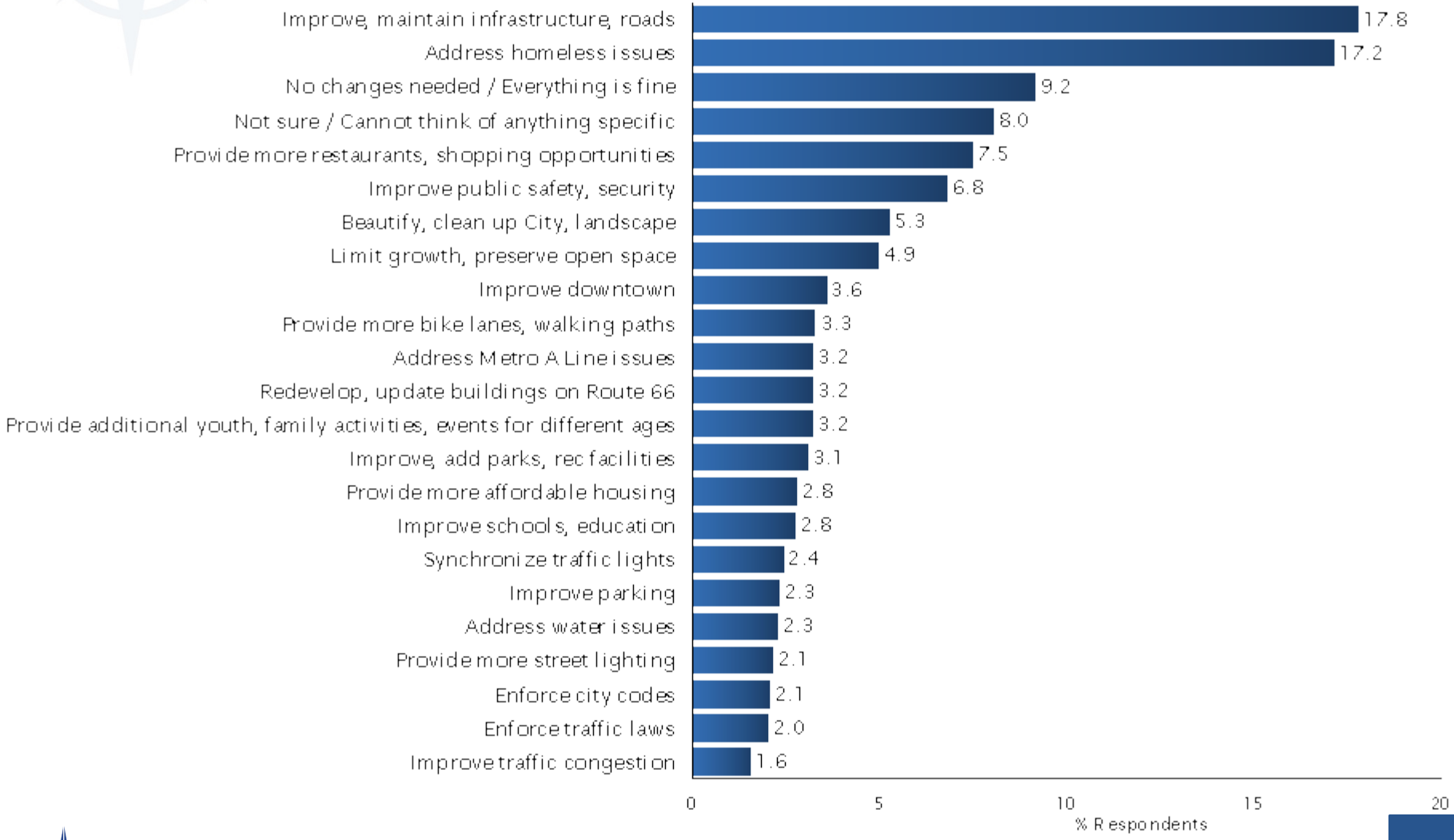
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, text, and telephone calls
  - PINs to restrict access and ensure one complete per respondent
- **How were voters able to share their opinions?**
  - Secure, PIN-protected website that scales to the device
  - Telephone (land line or mobile)
- **What was the sample size?**
  - 600 completed interviews – split sample
  - Overall margin of error of ± 4% @ 95% level of confidence

QUALITY OF LIFE



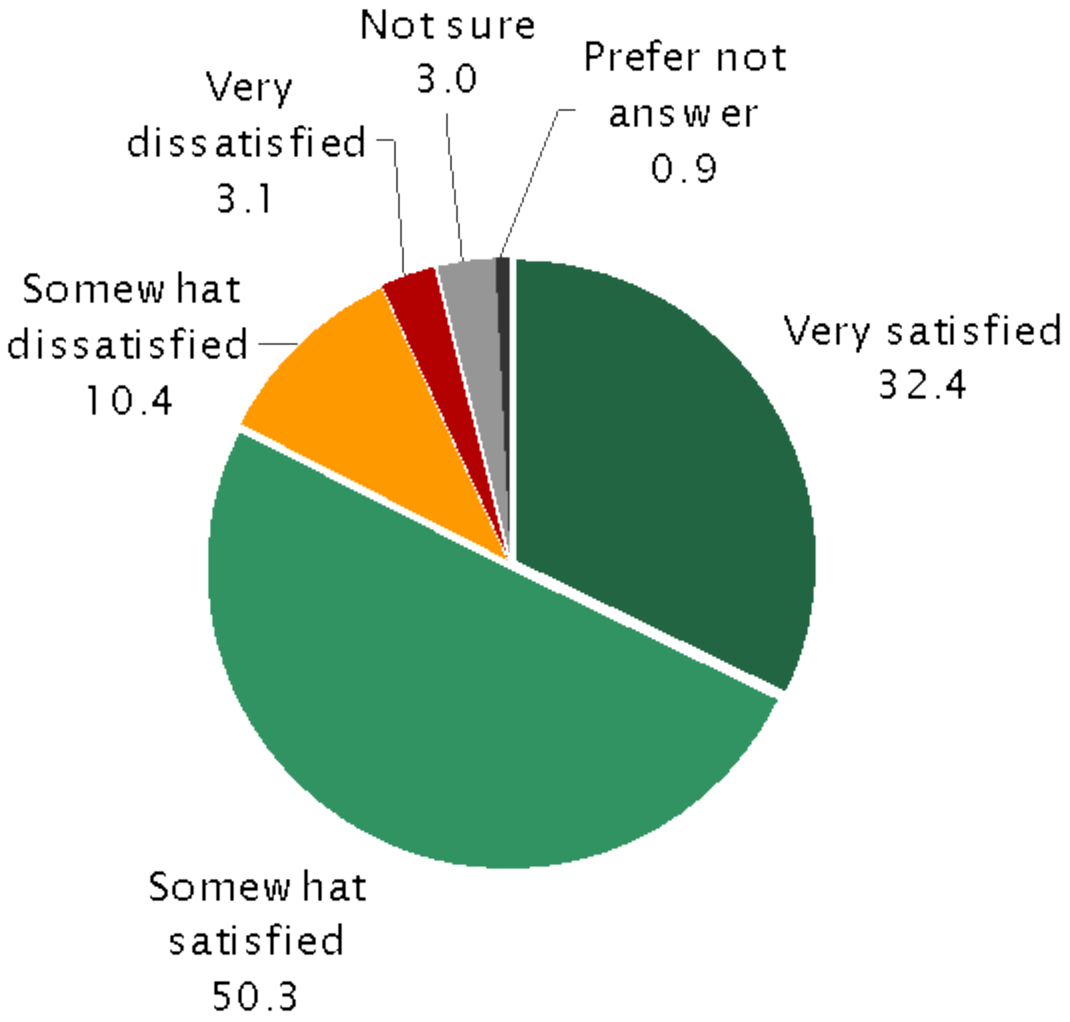
TRUENORTH RESEARCH

CHANGES TO IMPROVE CITY



TRUENORTH RESEARCH

OVERALL SATISFACTION



TRUENORTH RESEARCH

INITIAL BALLOT TEST: FACILITIES

In order to:

- Repair, expand, and upgrade aging community facilities including the Glendora Library, Senior Center, Teen Center, City Hall, and Recreation, Police and Public Works facilities
- Fix faulty roofs, plumbing, electrical, and ventilation
- And improve safety and access for seniors/disabled residents

Shall the City of Glendora's measure authorizing $150 million in bonds at legal rates be adopted, levying 48 dollars per 100 thousand dollars assessed value (9 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

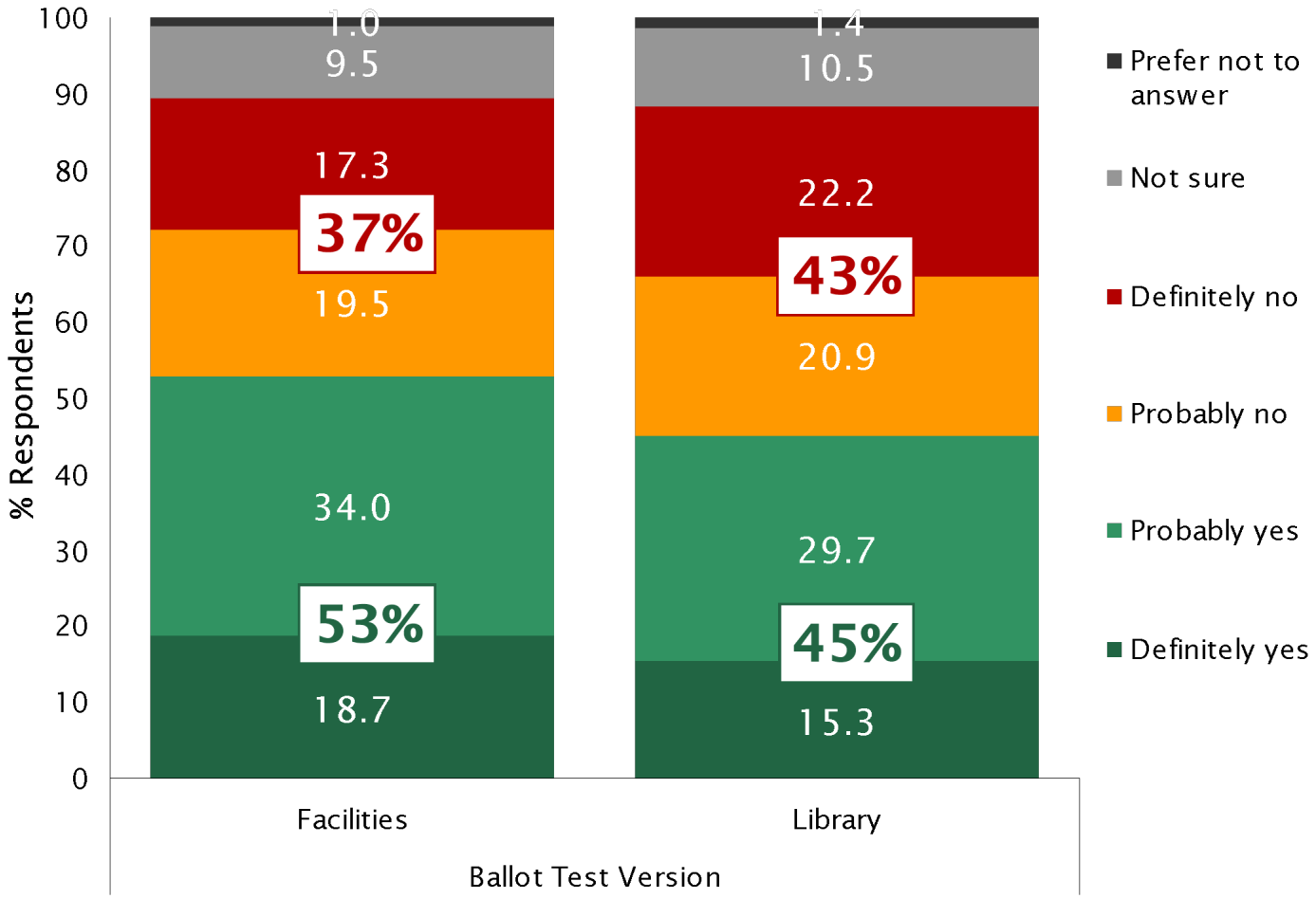
INITIAL BALLOT TEST: LIBRARY

In order to:

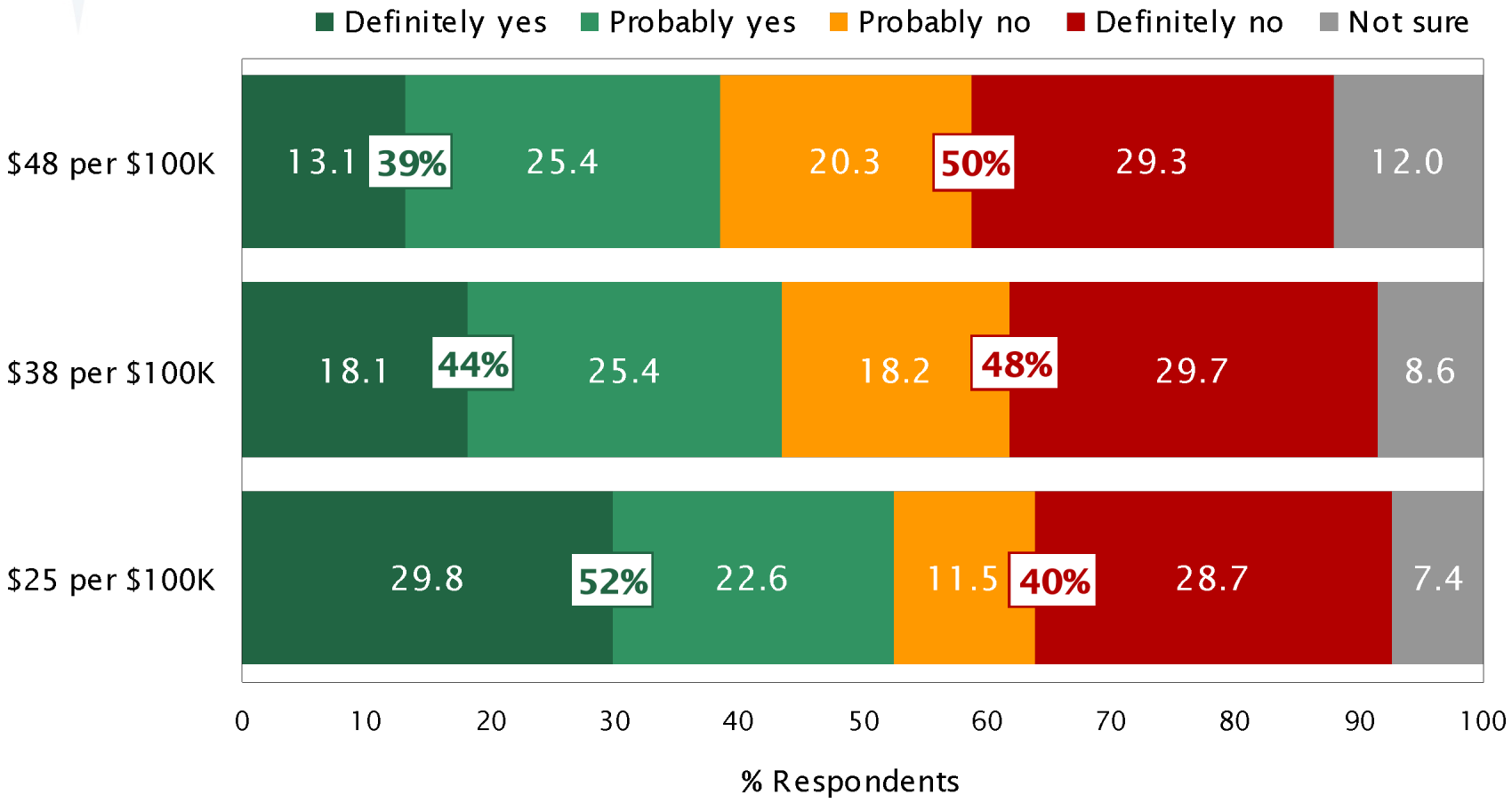
- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And improve access for seniors/disabled

Shall the City of Glendora's measure authorizing $70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

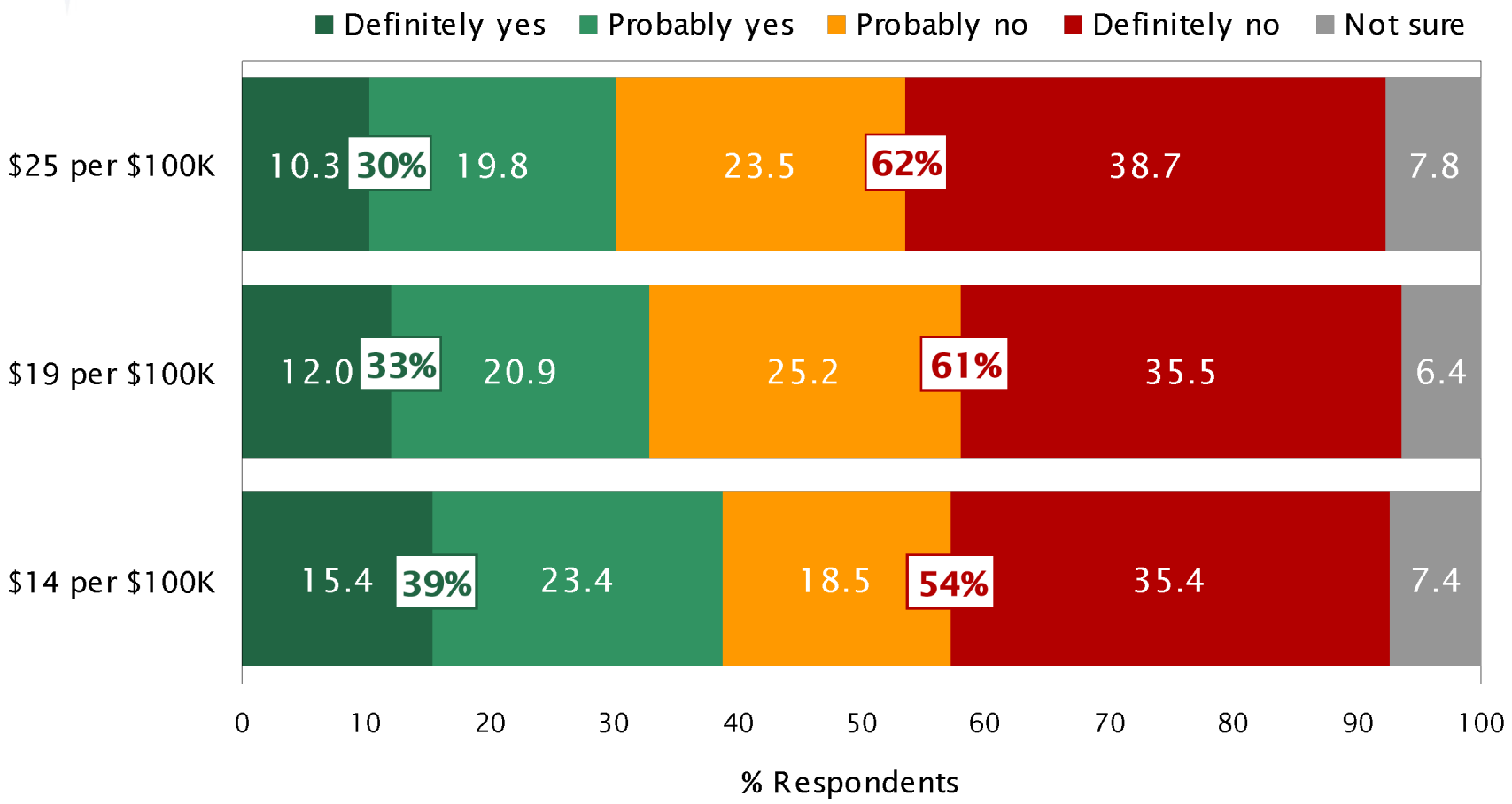
INITIAL BALLOT TEST



TAX THRESHOLD: FACILITIES

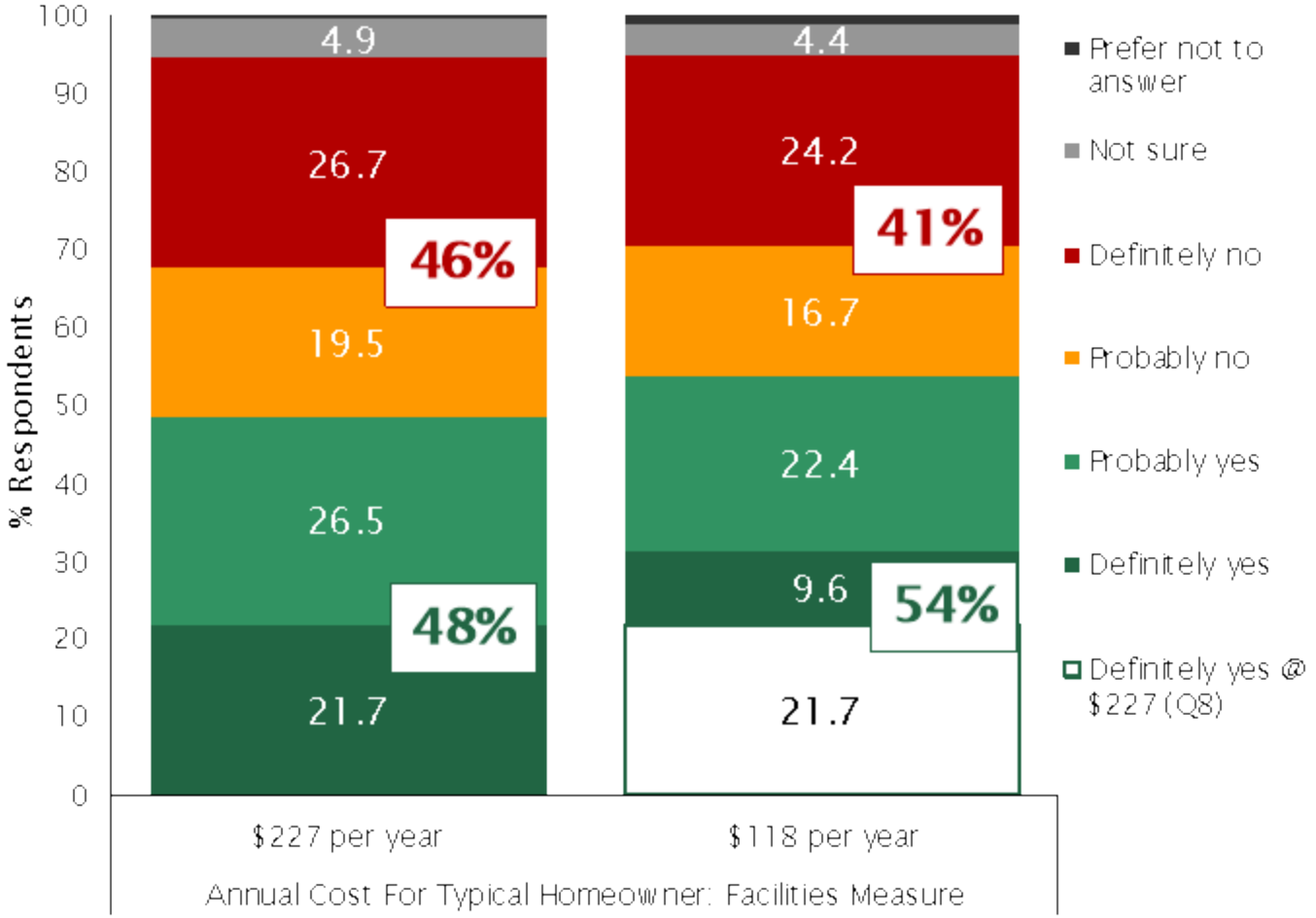


TAX THRESHOLD: LIBRARY

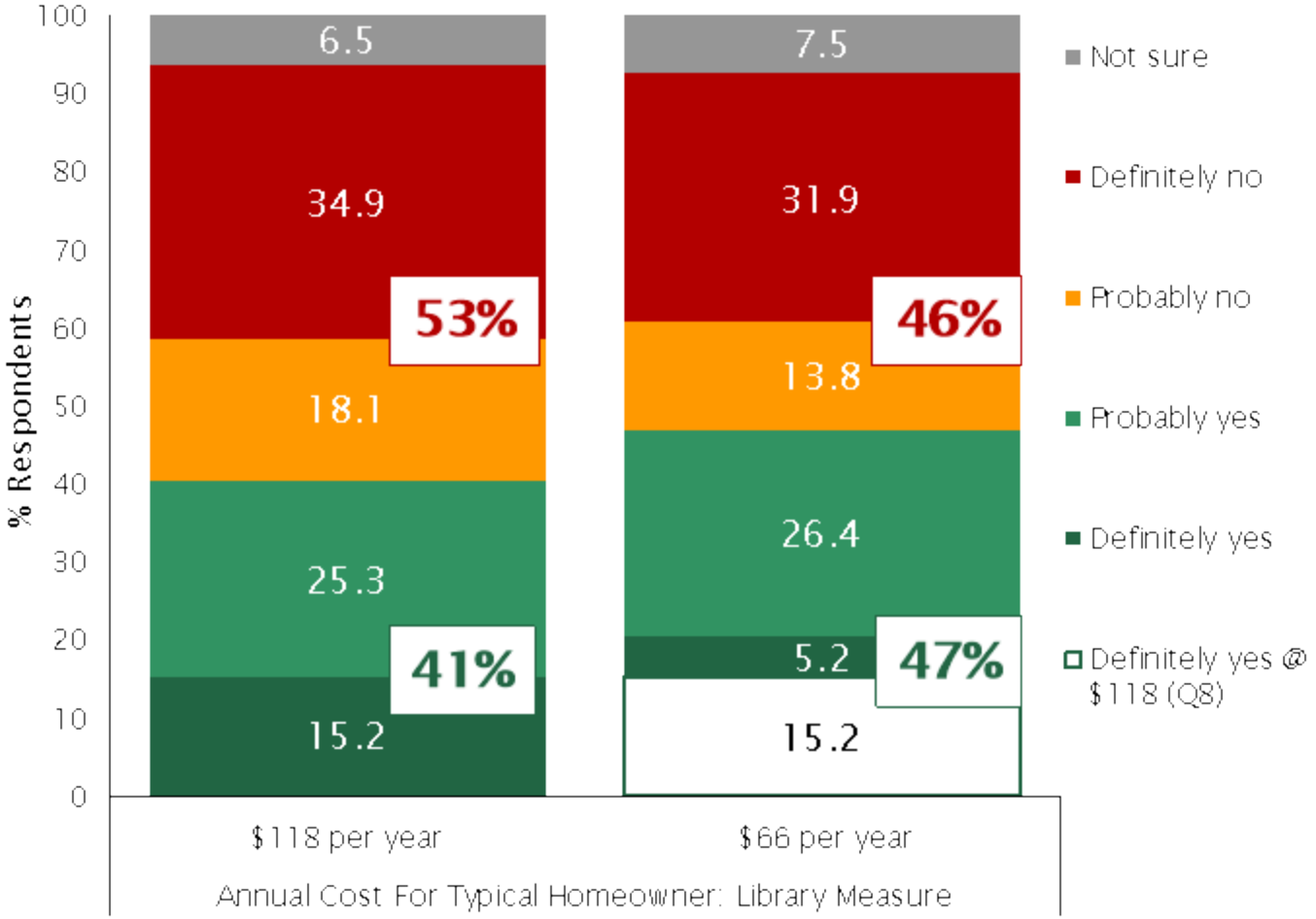


TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: FACILITIES

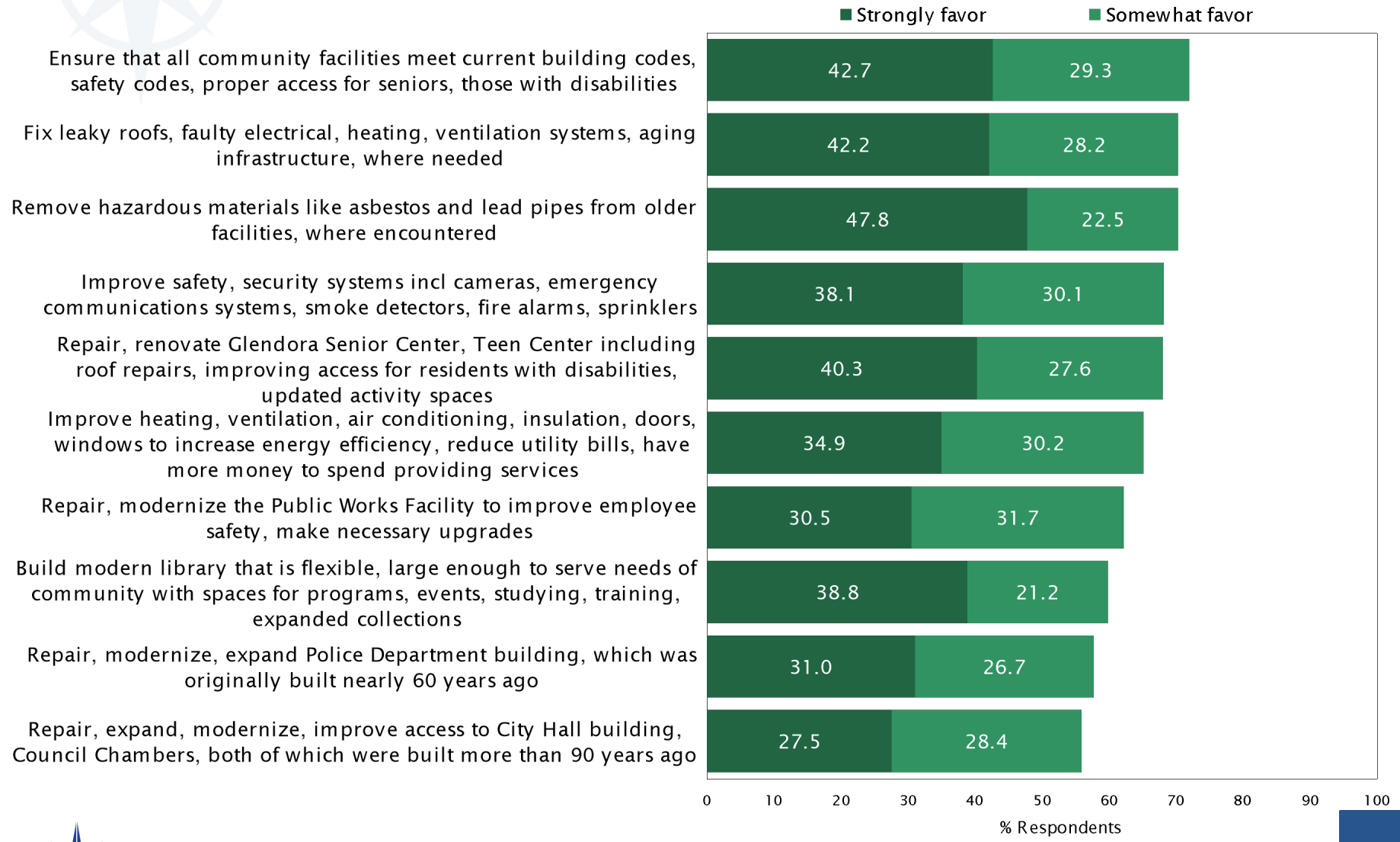


ANNUAL COST FOR HOMEOWNER: LIBRARY



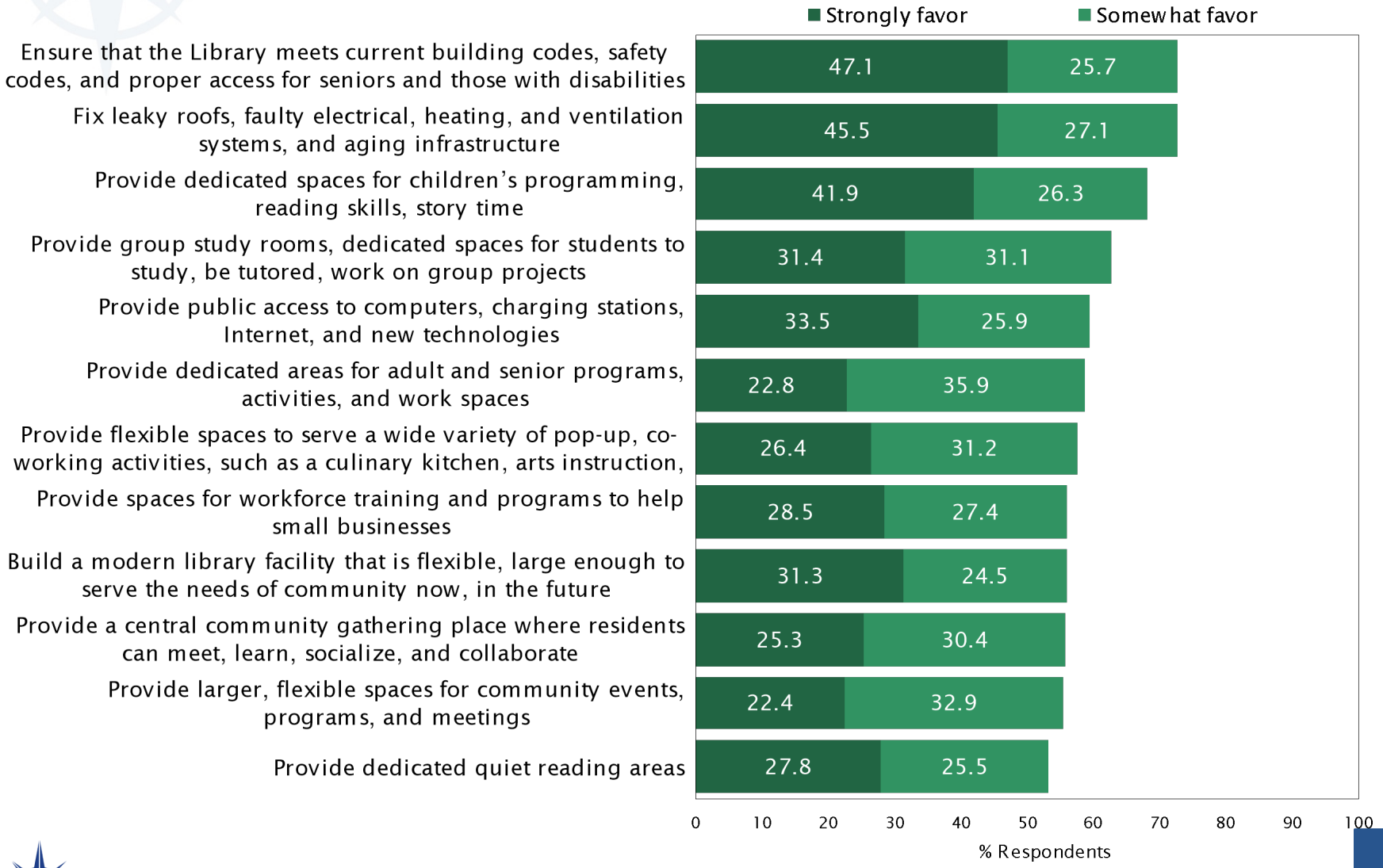
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: FACILITIES



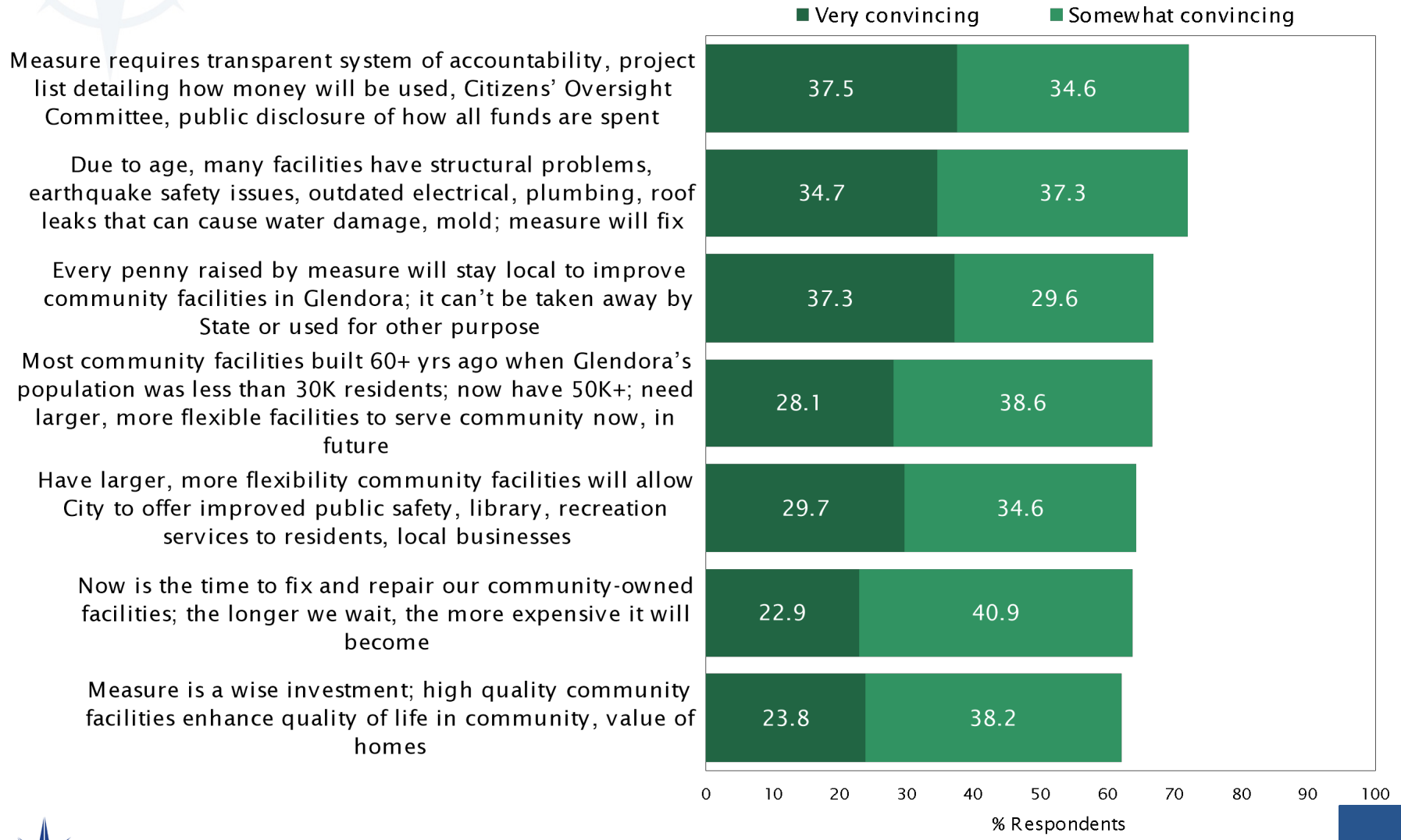
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: LIBRARY



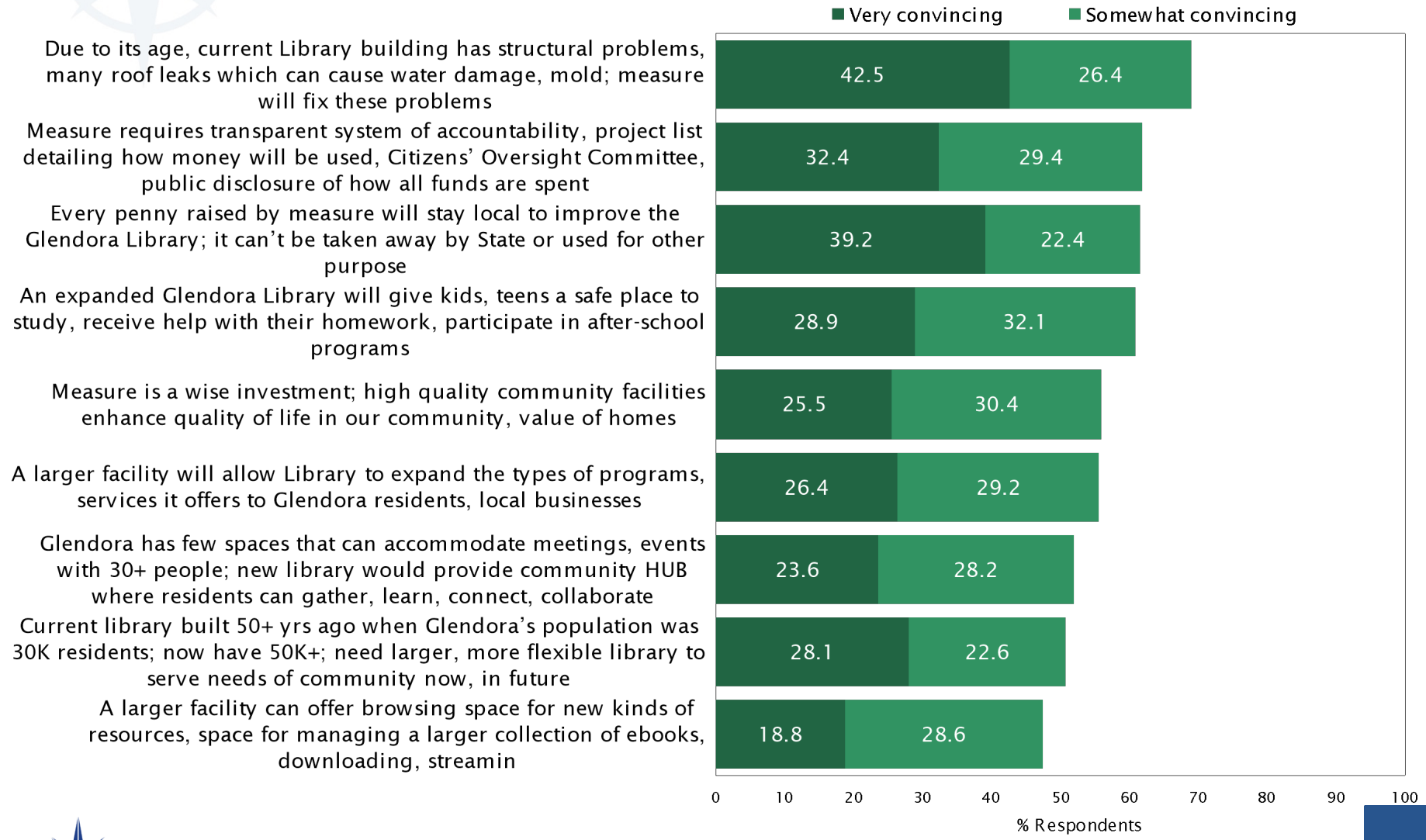
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



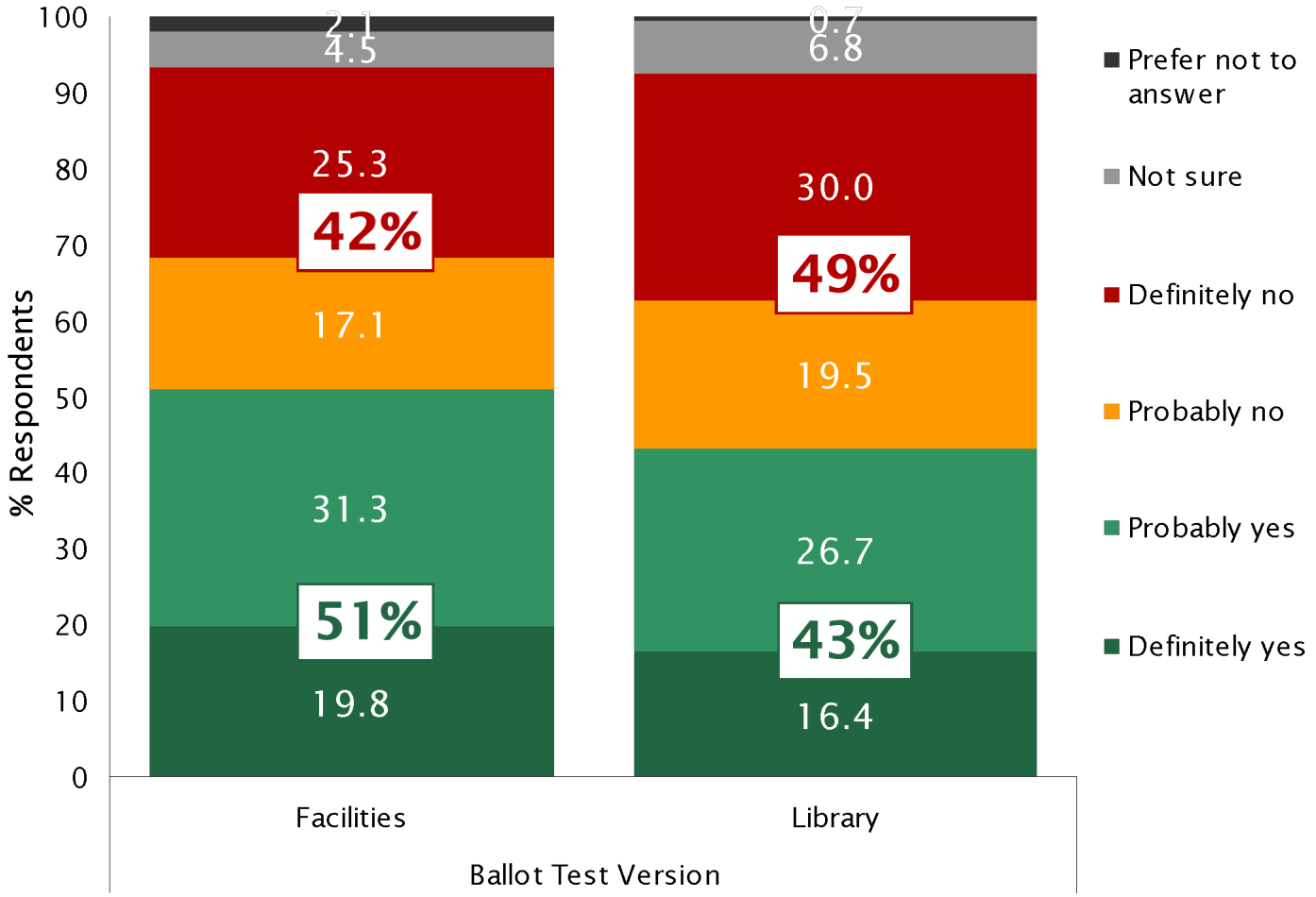
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



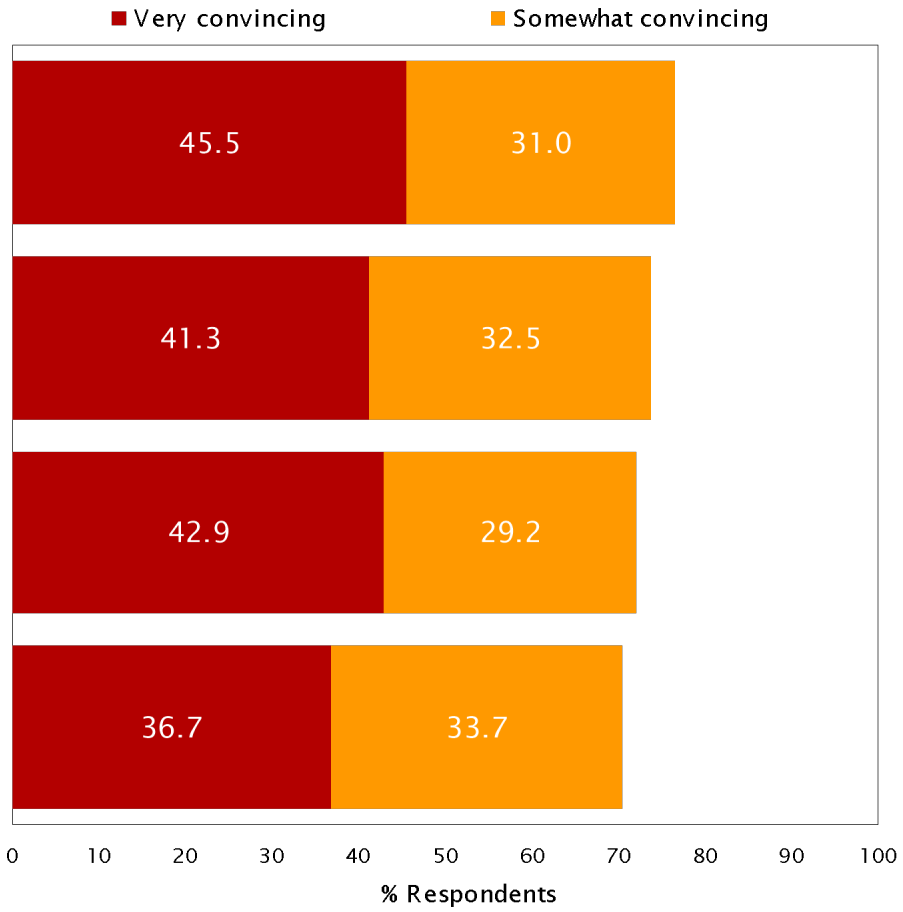
NEGATIVE ARGUMENTS: FACILITIES

City raised local sales tax five years ago, generated over $20M in extra revenue; should use that money to fix community facilities rather than asking voters for another tax increase

Everyone is coming after us for tax increases, state, county taxes, school bonds, other taxes on ballot this year; enough is enough; we can't afford to keep raising taxes

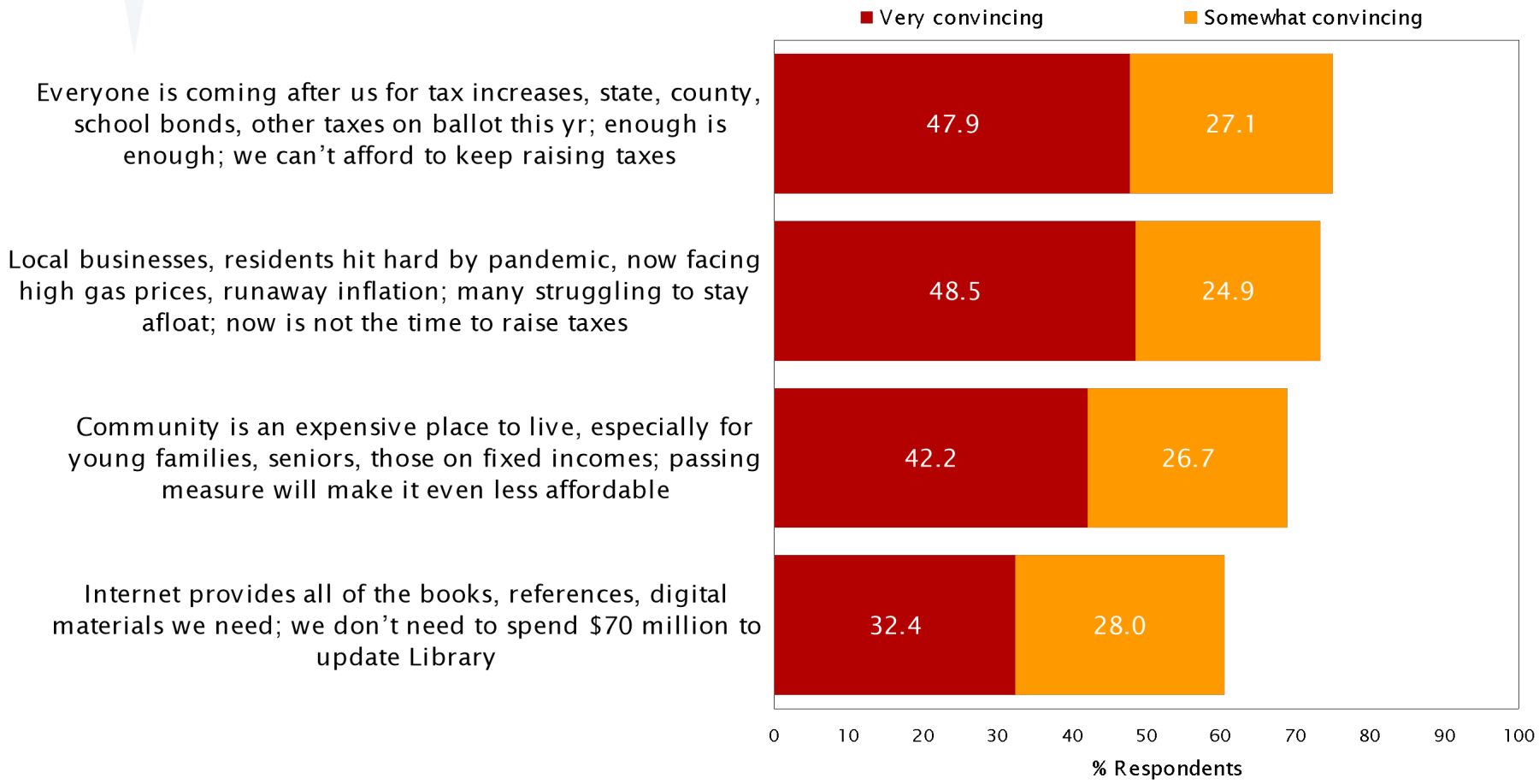
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable



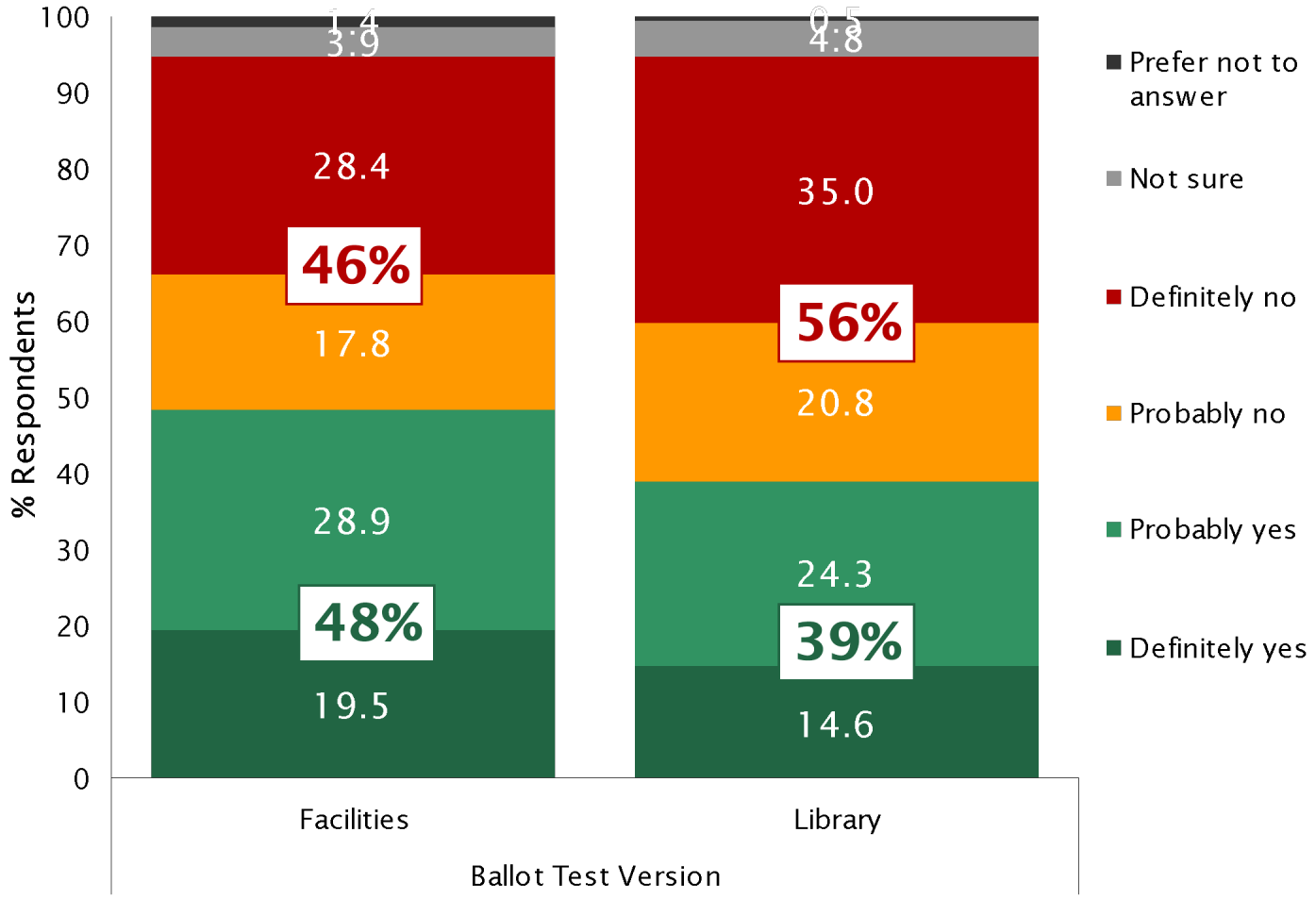
TRUENORTH RESEARCH

NEGATIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

FINAL BALLOT TEST



KEY CONCLUSIONS

Does a bond appear to be feasible under current CA law? *No, but if Proposition 5 passes it is a game changer.*

Positive Signs

- Voters understand the need to repair/maintain facilities and infrastructure
- Popular projects and improvements
- Solid positive arguments

Challenges

- Two-thirds threshold under current law
- Tax rate sensitivity
- Opposition arguments resonate (-4%)
- Electoral climate: Hyper-partisanship, statewide initiatives, & overlapping measures.
- Potential for AB1416 impacts

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ORDERING THE SUBMISSION OF A PROPOSITION INCURRING BONDED INDEBTEDNESS TO THE QUALIFIED VOTERS OF THE CITY OF GLENDORA AT A [SPECIAL/REGULAR] MUNICIPAL ELECTION TO BE HELD ON ____ AND CONSOLIDATED WITH THE ____ ELECTION, FOR THE PURPOSE OF FINANCING THE COST OF THE CONSTRUCTION, REHABILITATION, REPAIR AND IMPROVEMENTS TO THE _____, LOCATED IN THE CITY

WHEREAS, the City of Glendora (the "City") is a municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City desires to undertake certain public infrastructure improvements for certain City facilities, consisting of the construction, repair, improvements, and/or rehabilitation (the "Improvements") of the Glendora Public Library and _____ (collectively, the "City Facilities"); and

WHEREAS, the City is authorized to call an election for the proposition of incurring a bonded indebtedness and to issue such bonds to finance the Improvements to the City Facilities pursuant to certain provisions of the California Government Code, including Article 1 of Chapter 4 of Division 4 of Title 4 (commencing with Section 43600) and Article 4.5 of Chapter 3 of Part 1 of Division 2 of Title 5 (commencing with Section 53506) (collectively, the "Bond Laws"); and

WHEREAS, the City intends to issue its general obligation bonds (the "Bonds") under and pursuant to the Bond Laws to finance the cost of the Improvements to the City Facilities; and

WHEREAS, under existing law, approval of the Bonds requires 2/3 of the voters in the City voting on the proposition to vote in favor; and

WHEREAS, pursuant to Government Code Section 43603, when a city planning commission and the legislative body approve a group of improvements, constituting a city plan, the legislative body may submit a single bond measure covering the entire group of improvements; and

WHERAS, the Glendora Planning Commission and the City Council have previously approved the City Facilities as a group of improvements; and

SAMPLE

WHEREAS, pursuant to Government Code Section 43607, the City has adopted Resolution No. ____ on ____, by a two-thirds vote of its members determining that the public interest and necessity demand the completion of the Improvements to the City Facilities; and

WHEREAS, the City desires that a measure be presented to the voters related to the issuance of the Bonds for the Improvements to the City Facilities; and

WHEREAS, concurrently herewith, the City is adopting Resolution No. ____ ("Resolution Calling Election"), calling the election which provides the measure to be presented to the voters related to the issuance of the Bonds ("Measure"); and

WHEREAS, if the Measure is approved by the requisite number of affirmative votes, the City will be authorized to issue the Bonds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA DOES ORDAIN AS FOLLOWS:

1. Purpose and Intent. Pursuant to the authority provided by the Bond Laws and the California Elections Code, the City Council proposes to order the submission of a proposition authorizing the City to issue the Bonds to the qualified voters of the City at the [special/regular] municipal election to be held on _____. The [special/general] municipal election shall be consolidated with any other elections to be held on such date in the County of Los Angeles.

2. Findings. The City Council hereby makes the following findings with respect to the Measure for the Bonds:

(i) The City Planning Commission pursuant to Resolution No. ___ adopted on _____ and the City Council, pursuant to Resolution No. ___ adopted on ___have approved the City Facilities as a group of Improvements to in order to finance the Improvements in one measure.

(ii) On ____, the City Council adopted, by a two-thirds vote of all its members, a resolution entitled "A Resolution of the City Council of the City of Glendora Determining that the Public Interest and Necessity Demand the Construction and Improvement of the City Facilities, and its Financing Through the Issuance of General Obligation Bonds," pursuant to which the City Council has found and determined that the public interest and necessity demand the issuance of the Bonds to finance the Improvements to the City Facilities.

(iii) In order to provide for the issuance by the City of the Bonds, it is necessary for the City Council to adopt an ordinance ordering the submission of the proposition of incurring bonded indebtedness for such purpose to the qualified voters of the City at a [special/regular] municipal election.

SAMPLE

(iv) The City Council desires to submit said Measure the qualified voters of the City at the [special/regular] election to be held in the City on _____, and to consolidate the bond election with other elections held within the City on that date.

3. Call for Election. The City Council hereby orders that there be submitted to the qualified voters of the City a proposition on incurring bonded indebtedness for the purposes set forth in this Ordinance, at the consolidated election to be held on _____.

4. Ballot Proposition. The City Council hereby submits to the qualified voters of the City, at the [special/regular] election to be held on _____, a proposition on issuing the Bonds. The statement of the Measure shall be in substantially the form set forth in the Resolution Calling Election.

5. Object and Purpose of Bonds. The object and purpose of the Bonds is to finance some or all of the costs of the Improvements to the City Facilities. The authorized Improvements also include all work and expenditures necessary and incidental to the City Facilities described above. Examples of such work and expenditures include, but are not limited to: costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; a customary construction contingency; demolition and disposal of existing structures; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; addressing unforeseen conditions revealed by construction or renovation, and other necessary improvements required to comply with existing building codes and other applicable law, including the Americans with Disabilities Act; costs of the bond election; bond issuance costs; project administration during the duration of the Improvements; and financing and interest costs on the Bonds.

The final costs, locations, designs, layouts and other components of the Improvements to the City Facilities will be determined as plans are finalized, construction bids are awarded, and the Improvements are completed. Therefore, the City Council cannot guarantee that the Bonds will provide sufficient funds to allow completion of all needed Improvements.

6. Estimated Cost of Improvements. The estimated cost of the Improvements to the City Facilities is $_____. The estimated cost includes legal or other fees, the costs of printing the Bonds, and other costs and expenses incidental to or connected with the authorization, issuance and sale of the Bonds. To the extent the Improvements to the City Facilities financed are revenue-producing public works, the cost of the Improvements may also include bond interest estimated to accrue during the construction period and for a period of not to exceed 12 months after completion of construction.

7. Principal Amount of Bonds. The aggregate principal of the Bonds shall not exceed $_____.

SAMPLE

8. Maximum Interest Rate. The maximum rate of interest to be paid on the Bonds shall be the statutory maximum of 12% per annum. Said interest shall be payable semiannually, except that interest for the first year after the date of the Bonds may be made payable at the end of said year.

9. Issuance and Sale of Bonds. The City proposes to issue and sell the Bonds pursuant to the Bond Laws, in one or more series, in the maximum amount and for the objects and purposes set forth above if the requisite number of qualified voters voting on the proposition vote in favor thereof. The Bonds will be general obligations of the City payable from and secured by ad valorem taxes levied and collected in the manner prescribed by the laws of the State of California. The revenue generated from the ad valorem tax levied and collected will be used for the payment of debt service on the Bonds. All of the Bonds shall be equally and ratably secured, without priority, by the taxing power of the City.

10. Manner of Conducting Election. The election on the Bonds held on _____ shall be held and conducted, election officers appointed, voting precincts designated, ballots printed, polls opened and closed, ballots counted, and returned, returns canvassed, results declared, and all other proceedings incidental to and connected with the election shall be regulated and done in accordance with the provisions of law regulating the election with which it is consolidated.

11. Procedure for Voting on Proposition. Ballots for the election shall be provided in the form and in the number provided by law. Voters shall be provided an opportunity to vote for or against the proposition on the ballot, in accordance with procedures to be adopted by the authorized officers of the County of Los Angeles (the "County") charged with conducting the election.

12. Accountability Requirements. The City Council hereby adopts the following accountability requirements relating to the Bonds:

(i) The proceeds from the sale of the Bonds shall be used only for the purposes specified in this Ordinance.

(ii) The proceeds from the sale of the Bonds shall only be spent on projects and programs that serve the jurisdiction of the City.

(iii) [The City shall conduct an annual, independent performance audit to ensure that the Bond funds are expended pursuant to the local program specified in clause (i) and (ii).]

(iv) [The City shall appoint a citizens' oversight committee to ensure that Bond proceeds are expended only for the purposes described in the measure approved by the voters. Members appointed to the oversight committee shall receive educational training about bonds and fiscal oversight.]

SAMPLE

(v) A separate account shall be created and held by the City, into which the proceeds of the Bonds shall be deposited and applied solely for the purpose of financing the Improvements to the City Facilities.

(vi) The City's Director of Finance shall file a report with the City Council at least annually showing the amount of Bond proceeds collected and expended, and the status of the Improvements.

13. Identification of Tax. The tax imposed by this measure is an ad valorem tax levied upon taxable real property in the City, and will be used to pay the principal and interest on the Bonds.

14. Official Actions. The Mayor, the City Manager, the Director of Finance, the City Clerk, and any of their designees, are hereby authorized to execute any documents and to perform all acts necessary to place the Measure on the ballot.

15. Interpretation. The provisions of this Ordinance, being necessary for the health, welfare, and safety of the City and its residents, are to be liberally interpreted to carry out its purposes. No error, irregularity or informality, and no neglect or omission of any officer, in any proceeding taken related to the submission of the proposition incurring bonded indebtedness to the qualified voters of the City shall void or invalidate any such proceeding, any Bonds issued by the City or any levy of ad valorem taxes to pay principal of and interest on the Bonds.

16. Publication of Ordinance. This Ordinance shall be published once a day for at least seven days in a newspaper published at least six days a week in the City, or once a week for two weeks in a newspaper published less than six days a week in the City. The first of said publications shall, in either event, be within 15 days after the adoption of this Ordinance. If there are no such newspapers, it shall be posted in three public places in the City for two succeeding weeks.

17. Effective Date. In accordance with Section 36937(a) of the California Government Code, this Ordinance shall become effective immediately, as an ordinance relating to an election, upon its adoption by two-thirds vote of all the members of this City Council.

18. CEQA. Placing the Measure on the ballot is a fiscal and administrative activity that is exempt from California Environmental Quality Act ('CEQA") review pursuant to CEQA Guidelines Sections 15378(b)(4) and (b)(5) because it involves fiscal and administrative activities that will not result in direct or indirect changes to the environment.

19. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this

SAMPLE

Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional. The provisions of this Ordinance are declared to be severable.

20. CERTIFICATION. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted.

PASSED, APPROVED and **ADOPTED** this ___ day of _____ 2025.

BY:_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

SAMPLE

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

SAMPLE

ORDINANCE NO. ____.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA PROVIDING FOR A SPECIAL PARCEL TAX TO FUND THE CONSTRUCTION, REPAIR, IMPROVEMENTS, AND/OR REHABILITATION OF THE _____, GLENDORA PUBLIC LIBRARY AND _____

WHEREAS, the City of Glendora (the "City") is a municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City desires to undertake certain public infrastructure improvements for certain City facilities, consisting of the construction, repair, improvements, and/or rehabilitation (the "Improvements") of the Glendora Public Library and _____ (collectively, the "City Facilities"); and

WHEREAS, the City is authorized to call an election for the proposition of incurring a special parcel tax to finance the Improvements constituting public infrastructure of the City pursuant to certain provisions of the Article 3.7 of Chapter 4 of Part 1 of Division 2 of Title 5 of the Government Code (Sections 53720-53730) and the California Constitution XIII A, Section 4 and XIII D, Section 3(a)(2) ("collectively, the "Laws"); and

WHEREAS, the City intends to submit a special parcel tax measure to the voters (the "Measure") pursuant to the Elections Code and the Laws to finance the cost of the Improvements to the City Facilities; and

WHEREAS, under existing law, approval of the Measure requires two-thirds (2/3) of the voters in the City voting on the Measure to vote in favor; and

WHEREAS, if the Measure is approved by the requisite number of affirmative votes, the City will be authorized to levy the special parcel tax for the purposes set forth herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: PURPOSES

It is the intent of the City Council of the City of Glendora in adopting this Ordinance to provide for a parcel tax to be imposed as a special tax for the Improvement of the City Facilities.

SECTION 2: AMENDMENT TO THE MUNICIPAL CODE

Chapter 3.56 is hereby added to the City of Glendora Municipal Code to read in its entirety as follows:

SAMPLE

"CHAPTER 3.56 CITY FACILITIES IMPROVEMENT TAX"

SECTION 3.56.010 TITLE

The Title of this Chapter shall be the "City Facilities Improvement Tax Ordinance of the City of Glendora"

SECTION 3.56.020 AUTHORITY TO ADOPT MEASURE

This chapter and the tax authorized herein is adopted pursuant to the provisions of Article 3.7 of Chapter 4 of Part 1 of Division 2 of Title 5 of the Government Code (Sections 53720-53730) and the California Constitution Articles XIII A, Section 4 and XIII D, Section 3(a)(2). The tax authorized herein is special parcel tax.

SECTION 3.56.030 PURPOSES

The purpose of this chapter is to provide a method of financing the Improvements to the City Facilities, as defined herein.

SECTION 3.56.040 DEFINITIONS

"Assessor's Parcel" means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County.

"Assessor's Parcel Number**"** means an identification number assigned to a parcel by the County Assessor of the County.

"City Facilities" means the Glendora Public Library, _____ and ____.

"County" means the County of Los Angeles.

"Fiscal Year" means the period from and including July 1st of any year to and including the following June 30th.

"Improvements" means the construction, repair, improvement, rehabilitation, furnishing and equipping of the City Facilities.

"Maximum Special Parcel Tax" shall have the meaning given thereto in Section 3.56.050.

"Property" means a lot or a parcel of land or any parcel with an Assessor's Parcel Number or, if no number, clearly identifiable as a parcel as determined by the City Engineer by May 1 of the year preceding of the Fiscal Year in which the tax will be levied. [TO CONFIRM]

"Special Parcel Tax" means the special parcel tax levied on properties in the city pursuant to the terms of this chapter.

SECTION 3.56.050 MAXIMUM TAX RATE/METHOD OF ASSESSMENT

(1) Maximum Rate: Each Fiscal Year commencing in Fiscal Year [2026-2027], each Assessor's Parcel of Property within the city shall be subject to a maximum tax in an amount of $___ [Per parcel/Per Acre/Per Square Foot] (the "Maximum Special Parcel Tax"). The Maximum Special Parcel Tax shall increase annually on July 1 of each Fiscal Year by two percent (2%) per year.

(2) Annual Levy: The city may levy the Special Parcel Tax annually by resolution on all non-exempt properties in the city. In any year, the city may by resolution levy at a rate lower than the Maximum Special Parcel Tax; provided however that, the Maximum Special Parcel Tax shall continue to increase as provided in subsection (1) above.

(3) Apportionment: Unless exempt, every Assessor's Parcel in the city shall be subject to the tax at the same rate. [TBD: CONFIRM WHETHER THE CITY SEEKS TO ONLY CHARGE DEVELOPED PARCELS]

SECTION 3.56.060 EXEMPTIONS

(1) The following parcels shall be exempt from the tax provided by this chapter.

(a) Assessor's Parcels which are owned by, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, water districts, the City of Glendora and other government agencies; and

(b) Assessor's Parcels which are exempted from property taxes by law.

(2) [The City Council may from time to time by Council resolution adopt exemptions to the tax measures set further herein to the extent such exemptions are consistent with applicable law. The City Council may provide for a method of claiming certain exemptions. Examples of possible exemptions may include seniors, low-income housing, places of worship, and _____][CITY TO CONFIRM WHETHER TO EXEMPT THESE AND OTHERS]

SECTION 3.56.070 COLLECTION

Pursuant to Government Code section 53087.4, any Special Parcel Tax authorized under this chapter shall be collected by the tax collector of the County. The tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the

same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, the city may collect the Special Parcel Tax at different time or in a different manner if necessary to meet its financial obligations.

Any charges made by such tax collector shall be paid out of funds deducted from the gross proceeds of the tax.

SECTION 3.56.080 INCREASE APPROPRIATIONS LIMIT

Pursuant to California Constitution Article XIIIB, the appropriations limit for the city of Glendora will be increased by the aggregate sum collected by levy of this Special Parcel Tax in each of the years covered by this chapter.

SECTION 3.56.090 FUNDING AND EXPENDING PROCEEDS

Proceeds of the Special Parcel Tax levied under this chapter shall be deposited into a special fund dedicated to the Improvements for the City Facilities. Eligible costs include (a) financing, planning, engineering, and legal fees incurred with respect to the Improvements for the City Facilities, (b) costs related to preparation of the Ordinance enacting this chapter and the election of the Special Parcel Tax, (c) costs of the Improvements to the City Facilities, and (d) costs of administering this Ordinance and the Special Parcel Tax provided for herein. [TBD – WHETHER TO INCLUDE OPERATING COSTS]

SECTION 3.56.100 SEVERABILITY

If any provision of this chapter or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications, and to this end the provisions this chapter are declared to be severable.

SECTION 3.56.110 DURATION, AMENDMENT OR REPEAL

The City shall levy the Special Parcel Tax for a period of forty (40) years. The Special Parcel Tax shall expire on June 30, ____. a tax under this chapter shall expire with the fiscal year ____ending June 30,____. The City may enter into obligations for the purposes of financing the Improvements to the City Facilities for a period not to exceed the term.

Pursuant to Elections Code Section 9217, the City Council shall have and retain the right and authority to amend provisions of this chapter to in any manner that does not increase the Maximum Special Parcel Tax, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution.

SECTION 3.56.120 ACCOUNTABILITY

The following accountability requirements shall apply to the Special Parcel Tax:

(i) The proceeds from the Special Parcel Tax shall be used only for the purposes specified in this chapter.

(ii) The proceeds from the tax shall only be spent on projects and programs that serve the jurisdiction of the City.

(iii) [The City shall conduct an annual, independent performance audit to ensure that the tax funds are expended pursuant to the purposes specified in clause (i) and (ii).]

(iv) [The City shall appoint a citizens' oversight committee to ensure that the tax is expended only for the purposes described in the measure approved by the voters. Members appointed to the oversight committee shall receive educational training about taxes and fiscal oversight.]

(v) A separate account shall be created and held by the City, into which the proceeds of the tax shall be deposited and applied solely for the purpose of financing the Improvements.

(vi) The City's Director of Finance shall file a report with the City Council at least annually showing the amount of tax collected and expended, and the status of the Improvements.

SECTION 3.56.110 APPEALS

Any property owner claiming that the amount or application of the taxes levied hereunder are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the tax that is disputed. The Finance Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the tax, and rule on the appeal. If the Finance Director's decision requires that the tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Parcel Tax on that Assessor's Parcel in the subsequent Fiscal Year(s). The Finance Director at his/her discretion may also consider refunding the amount or alternate methods of crediting the change in favor of the property owner.

SECTION 3.56.120 INTERPRETATION

Interpretations may be made by the Council by ordinance or resolution for purposes of

clarifying any vagueness or ambiguity in this chapter. This chapter shall be interpreted liberally to effect the purposes hereof."

SECTION 3 APPROVAL

This Ordinance shall require passage by a 4/5ths vote of the City Council in compliance with the provisions of Section 53724(b) of the California Government Code, and shall be posted at City Hall after its second reading by the City Council for at least 30 days, and shall not become effective unless approved by a two-thirds majority of the voters voting on the measure at an election to be held on _____.

SECTION 4 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional. The provisions of this Ordinance are hereby declared severable.

SECTION 5. CEQA

Placing the tax measure on the ballot is a fiscal and administrative activity that is exempt from California Environmental Quality Act ("CEQA") review pursuant to CEQA Guidelines Sections 15378(b)(4) and (b)(5) because it involves fiscal and administrative activities that will not result in direct or indirect changes to the environment.

PASSED, APPROVED and **ADOPTED** this ___ day of _____ 2025.

By:_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

Report of Registration County Summary

Report Filter(s):

County: Los Angeles

ROR Date: 02/10/2025

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
County Supervisorial 1	**1,051,122**	550,078	173,353	29,865	5,692	7,963	9,337	7,099	9,269	258,466
County Supervisorial 2	**1,110,645**	657,746	130,836	34,102	4,807	7,923	9,308	7,140	15,288	243,495
County Supervisorial 3	**1,244,600**	653,689	223,648	41,708	6,201	10,472	7,327	7,382	7,544	286,629
County Supervisorial 4	**1,209,019**	604,289	256,052	41,578	5,650	10,756	9,593	6,381	8,400	266,320
County Supervisorial 5	**1,187,409**	529,473	302,797	44,359	5,459	10,912	6,241	6,532	7,958	273,678
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
US Congressional 23	**8,869**	3,367	2,670	424	50	106	98	54	53	2,047
US Congressional 26	**38,710**	16,901	10,677	1,686	139	385	100	168	255	8,399
US Congressional 27	**465,215**	185,933	141,978	20,734	1,911	4,678	2,723	2,740	2,617	101,901
US Congressional 28	**417,176**	199,766	84,619	11,672	1,949	3,133	2,178	2,332	2,618	108,909
US Congressional 29	**393,262**	210,602	61,876	12,028	2,022	3,270	3,334	2,753	2,474	94,903
US Congressional 30	**485,960**	258,211	83,899	14,615	2,704	3,952	2,554	3,003	2,954	114,068
US Congressional 31	**424,205**	197,667	98,907	14,740	1,862	3,659	3,417	2,469	4,214	97,270
US Congressional 32	**484,747**	243,723	100,215	17,809	2,259	4,239	2,401	2,653	2,864	108,584
US Congressional 34	**367,765**	218,177	40,271	9,402	2,501	2,663	3,749	2,809	3,438	84,755
US Congressional 35	**76,707**	37,793	14,109	2,658	434	705	916	520	1,354	18,218
US Congressional 36	**511,875**	257,700	105,270	18,171	2,371	5,020	1,805	2,124	3,082	116,332
US Congressional 37	**406,082**	257,692	34,699	11,548	1,877	2,379	3,737	2,813	5,577	85,760
US Congressional 38	**423,562**	199,090	100,027	13,632	1,774	3,455	2,897	2,135	2,350	98,202
US Congressional 42	**407,442**	214,621	74,072	14,236	2,234	3,816	3,665	2,392	3,219	89,187
US Congressional 43	**408,692**	239,728	47,927	12,681	1,668	2,776	3,827	2,683	7,539	89,863

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
US Congressional 44	**429,270**	230,837	72,817	14,146	1,877	3,453	4,077	2,611	3,621	95,831
US Congressional 45	**53,256**	23,467	12,653	1,430	177	337	328	275	230	14,359
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Senate 20	**499,701**	254,484	92,225	16,073	2,534	4,228	3,958	3,240	3,015	119,944
State Senate 22	**377,786**	176,750	85,196	13,066	1,748	3,230	3,355	2,290	4,320	87,831
State Senate 23	**425,114**	168,885	130,919	19,444	1,725	4,413	2,612	2,519	2,441	92,156
State Senate 24	**701,874**	350,620	146,289	25,404	3,266	6,802	2,666	3,189	4,440	159,198
State Senate 25	**591,002**	272,234	129,755	17,510	2,740	4,599	3,056	3,515	3,955	153,638
State Senate 26	**490,536**	296,680	52,852	12,105	3,278	3,467	4,410	3,399	3,764	110,581
State Senate 27	**441,677**	220,274	92,157	15,925	2,126	3,842	2,223	2,616	2,562	99,952
State Senate 28	**549,985**	343,358	52,701	16,142	2,679	3,605	4,415	3,478	6,866	116,741
State Senate 30	**553,583**	266,660	123,950	17,857	2,320	4,511	4,042	2,972	3,364	127,907
State Senate 33	**556,831**	301,244	92,575	18,613	2,885	5,024	5,334	3,390	4,659	123,107
State Senate 34	**40,267**	19,072	10,124	1,475	178	392	327	192	246	8,261
State Senate 35	**523,105**	302,444	65,758	16,637	2,164	3,596	5,094	3,465	8,607	115,340
State Senate 36	**51,334**	22,570	12,185	1,361	166	317	314	269	220	13,932
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Assembly 34	**95,787**	32,715	35,517	4,792	404	1,075	531	534	552	19,667
State Assembly 39	**139,982**	65,310	30,334	6,091	587	1,289	1,404	1,175	845	32,947
State Assembly 40	**338,697**	138,233	102,826	13,832	1,450	3,320	1,445	1,619	1,859	74,113
State Assembly 41	**245,132**	121,753	56,591	8,449	1,257	2,169	1,088	1,000	2,200	50,625
State Assembly 42	**115,001**	55,337	26,469	4,630	463	1,061	304	500	789	25,448
State Assembly 43	**257,814**	136,289	41,548	7,562	1,243	2,038	2,323	1,898	1,630	63,283
State Assembly 44	**336,714**	166,144	69,704	11,616	1,668	2,998	1,508	1,858	2,033	79,185
State Assembly 46	**285,821**	140,907	59,182	10,304	1,412	2,436	1,919	1,834	1,586	66,241
State Assembly 48	**277,486**	129,245	65,046	9,634	1,228	2,425	2,237	1,546	2,934	63,191
State Assembly 49	**258,566**	116,082	50,846	6,528	1,078	1,737	1,712	1,821	1,344	77,418
State Assembly 51	**323,923**	187,023	43,693	10,038	1,808	2,724	1,519	1,794	2,048	73,276

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
State Assembly 52	**299,319**	181,509	33,620	7,288	2,024	2,087	2,423	1,904	1,869	66,595
State Assembly 53	**78,394**	38,523	14,548	2,718	439	711	929	526	1,366	18,634
State Assembly 54	**223,582**	127,069	27,915	5,778	1,371	1,596	2,328	1,867	1,991	53,667
State Assembly 55	**304,900**	194,881	29,304	8,739	1,539	1,931	1,991	1,616	2,877	62,022
State Assembly 56	**288,272**	134,538	65,244	8,910	1,181	2,239	2,049	1,542	1,641	70,928
State Assembly 57	**221,274**	133,361	18,732	6,386	1,034	1,488	2,714	1,998	4,064	51,497
State Assembly 61	**285,054**	172,430	30,840	9,395	1,291	2,207	2,227	1,695	4,434	60,535
State Assembly 62	**245,216**	132,579	42,335	7,578	1,030	2,052	2,233	1,548	1,760	54,101
State Assembly 64	**251,782**	125,976	55,231	8,256	1,070	2,166	2,010	1,373	1,425	54,275
State Assembly 65	**269,904**	154,268	34,649	8,642	1,114	1,876	2,965	1,782	4,382	60,226
State Assembly 66	**319,750**	139,353	86,558	12,117	1,249	3,287	1,169	1,247	1,910	72,860
State Assembly 67	**51,334**	22,570	12,185	1,361	166	317	314	269	220	13,932
State Assembly 69	**289,091**	149,180	53,769	10,968	1,703	2,797	2,464	1,588	2,700	63,922
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Board of Equalization 3	**5,802,795**	2,995,275	1,086,686	191,612	27,809	48,026	41,806	34,534	48,459	1,328,588
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
Agoura Hills	**15,257**	6,790	4,131	665	49	156	46	61	100	3,259
Alhambra	**46,842**	23,273	8,062	1,233	235	316	320	296	244	12,863
Arcadia	**33,448**	11,989	8,298	750	124	206	126	185	177	11,593
Artesia	**9,026**	4,129	2,047	224	37	65	80	71	45	2,328
Avalon	**1,776**	788	489	68	12	15	14	6	6	378
Azusa	**25,261**	11,952	5,495	985	122	229	224	146	317	5,791
Baldwin Park	**36,435**	19,197	5,771	935	150	303	365	265	339	9,110
Bell	**15,251**	8,887	2,006	347	71	105	175	125	72	3,463
Bell Gardens	**16,621**	9,642	1,963	408	78	118	228	114	112	3,958
Bellflower	**42,727**	21,214	8,794	1,583	188	369	387	291	351	9,550
Beverly Hills	**22,737**	9,059	6,519	785	82	141	87	169	112	5,783
Bradbury	**623**	203	229	16	3	1	1	2	5	163

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
Burbank	**71,251**	35,090	15,421	2,509	360	633	300	337	425	16,176
Calabasas	**16,941**	7,539	4,407	716	72	164	47	86	105	3,805
Carson	**64,047**	36,137	9,775	2,021	210	362	488	375	533	14,146
Cerritos	**35,976**	15,151	9,082	950	107	213	152	154	151	10,016
Claremont	**23,783**	11,784	5,607	938	141	225	100	83	169	4,736
Commerce	**7,404**	4,500	956	178	30	56	73	54	41	1,516
Compton	**50,294**	31,277	4,121	1,491	161	293	521	392	1,119	10,919
Covina	**31,299**	14,022	8,305	1,219	142	269	219	138	407	6,578
Cudahy	**9,389**	5,540	1,041	219	38	63	114	78	52	2,244
Culver City	**28,887**	18,480	3,149	774	137	192	102	113	171	5,769
Diamond Bar	**34,595**	12,871	9,629	992	136	242	148	184	185	10,208
Downey	**67,025**	33,328	15,369	2,321	290	605	441	305	384	13,982
Duarte	**13,837**	6,667	3,056	457	55	110	77	64	186	3,165
El Monte	**46,347**	22,803	7,653	1,340	190	346	513	419	287	12,796
El Segundo	**12,591**	5,538	3,209	549	49	154	31	55	87	2,919
Gardena	**36,538**	20,684	5,661	1,126	131	261	265	219	373	7,818
Glendale	**113,858**	46,804	28,126	3,411	502	829	556	931	608	32,091
Glendora	**35,909**	12,390	13,534	1,557	142	376	158	141	349	7,262
Hawaiian Gardens	**6,332**	3,290	1,056	187	22	39	82	44	24	1,588
Hawthorne	**44,191**	25,189	5,830	1,434	225	334	373	281	562	9,963
Hermosa Beach	**14,533**	6,499	3,389	642	55	232	43	53	103	3,517
Hidden Hills	**1,361**	525	442	57	1	15	2	6	6	307
Huntington Park	**22,337**	13,396	2,556	532	94	173	235	160	126	5,065
Industry	**100**	32	35	5	3	1	1	0	1	22
Inglewood	**64,757**	42,554	4,504	2,008	274	388	554	406	1,255	12,814
Irwindale	**1,047**	599	182	44	4	12	8	4	10	184
La Canada Flintridge	**15,773**	6,160	4,898	445	40	135	16	49	86	3,944
La Habra Heights	**4,137**	1,164	1,796	179	15	48	19	22	26	868

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
La Mirada	**32,296**	12,576	10,851	1,286	120	298	144	120	194	6,707
La Puente	**19,795**	10,718	3,212	568	78	145	186	151	140	4,597
La Verne	**22,749**	8,156	8,770	988	96	209	104	79	196	4,151
Lakewood	**56,805**	25,549	15,531	2,402	236	577	323	236	332	11,619
Lancaster	**95,471**	40,477	25,288	4,554	377	946	856	754	660	21,559
Lawndale	**16,536**	8,609	2,812	582	70	160	159	104	133	3,907
Lomita	**12,950**	5,534	3,629	517	66	140	92	56	91	2,825
Long Beach	**275,204**	144,073	49,094	10,556	1,673	2,746	2,592	1,534	2,708	60,228
Los Angeles	**2,190,205**	1,225,571	320,848	67,982	11,634	17,064	16,643	14,072	19,300	497,091
Lynwood	**30,994**	18,482	3,368	778	113	204	336	220	401	7,092
Malibu	**7,818**	3,563	1,837	374	41	100	24	33	66	1,780
Manhattan Beach	**26,794**	11,412	7,517	1,032	72	288	44	83	163	6,183
Maywood	**10,896**	6,475	1,232	262	71	79	132	61	53	2,531
Monrovia	**24,240**	11,188	5,846	971	133	254	129	87	418	5,214
Montebello	**33,990**	18,720	5,878	965	176	263	288	195	183	7,322
Monterey Park	**32,386**	14,841	5,818	758	148	205	203	285	134	9,994
Norwalk	**59,052**	30,698	11,392	1,788	232	488	498	365	293	13,298
Palmdale	**93,032**	42,865	21,859	3,942	377	856	752	668	476	21,237
Palos Verdes Estates	**10,911**	3,632	4,001	414	25	79	18	30	63	2,649
Paramount	**26,236**	14,830	3,609	745	100	214	269	233	217	6,019
Pasadena	**90,894**	51,572	14,479	2,639	514	749	451	421	747	19,322
Pico Rivera	**37,785**	22,145	6,170	1,096	155	273	325	153	168	7,300
Pomona	**77,946**	38,320	14,446	2,706	433	703	927	524	1,357	18,530
Rancho Palos Verdes	**30,867**	11,842	9,937	1,079	95	292	60	115	157	7,290
Redondo Beach	**49,101**	22,622	11,644	2,029	193	625	143	180	286	11,379
Rolling Hills	**1,506**	394	701	54	3	19	3	6	10	316
Rolling Hills Estates	**6,490**	2,270	2,347	220	23	58	11	18	25	1,518
Rosemead	**24,586**	11,177	4,244	650	106	172	266	282	119	7,570

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
San Dimas	**23,749**	8,495	8,770	1,038	83	222	108	100	225	4,708
San Fernando	**12,621**	7,092	1,889	359	65	111	125	72	63	2,845
San Gabriel	**20,127**	8,919	3,976	493	68	131	148	142	80	6,170
San Marino	**9,280**	3,091	2,691	190	22	59	16	49	43	3,119
Santa Clarita	**153,578**	58,155	52,387	6,913	589	1,680	559	658	869	31,768
Santa Fe Springs	**11,575**	6,101	2,411	396	60	94	79	73	70	2,291
Santa Monica	**69,689**	41,718	8,249	2,320	442	618	263	278	437	15,364
Sierra Madre	**8,681**	4,161	2,163	333	56	97	26	34	64	1,747
Signal Hill	**7,487**	3,924	1,263	307	51	83	46	35	59	1,719
South El Monte	**9,257**	4,977	1,414	265	42	67	89	61	54	2,288
South Gate	**47,472**	27,899	6,314	1,125	189	377	486	302	231	10,549
South Pasadena	**18,049**	10,371	2,593	457	103	145	67	62	114	4,137
Temple City	**20,943**	8,143	4,817	525	74	126	134	132	112	6,880
Torrance	**94,993**	40,034	27,328	3,432	406	884	366	351	503	21,689
Vernon	**112**	52	25	5	0	1	0	1	1	27
Walnut	**19,575**	7,472	4,957	465	57	109	82	92	99	6,242
West Covina	**64,491**	29,858	14,926	2,141	307	495	529	357	604	15,274
West Hollywood	**26,824**	17,289	2,679	795	134	242	96	139	154	5,296
Westlake Village	**6,414**	2,542	2,105	304	17	62	7	21	49	1,307
Whittier	**57,179**	26,909	15,297	2,198	282	524	359	225	306	11,079
Unincorporated Area	**582,621**	292,626	117,479	19,314	2,625	4,899	4,552	3,401	5,521	132,204
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

County Ballot Initiative Frequently Asked Questions

Initiating and Submitting an Initiative

How do I start an initiative in Los Angeles County?

Initiating an initiative in Los Angeles County involves drafting a proposed law or changes to law and creating a petition outlining the specifics. Initiative proponents can start the process by submitting to the Registrar-Recorder/County Clerk (RR/CC) the written text of the proposed law, a Notice of Intention (NOI) to circulate a petition in the County, along with a request for ballot title and summary (to be prepared by County Counsel). This would start the initiative process which involves preparation of the ballot title and summary, publication of the NOI and ballot title and summary, and filing of the Proof of Publication before the initiative petition can be circulated in the County for the gathering of signatures. Once the petition is ready for circulation and the circulation period commences, proponents have 180 days to secure a sufficient number of signatures on the petition and file the petition with the RR/CC to qualify the initiative measure for the ballot. The petition must meet the legal requirements set by the California Elections Code and California Code of Regulations.

What are the key elements needed in an initiative petition?

An initiative petition should have a clear, concise, and legally compliant statement of the proposed law. It requires the inclusion of a ballot title and a summary prepared by County Counsel and the precise text of the proposed initiative measure.

What are the steps to submitting an initiative petition?

The key steps to submitting an initiative petition include: (1) Proponents' filing of an NOI with the written text of the proposed law and request for ballot title and summary with the RR/CC; (2) The preparation of the ballot title and summary by County Counsel following RR/CC's review and acceptance for filing of the documents submitted by proponents; (3) Publication of NOI and ballot title and summary by proponents; (4) Filing of Proof of Publication by proponents; and (5) If requested by proponents, review and finalizing of the petition format between RR/CC and proponents. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC.

If the number of signatures on the petition submitted to the RR/CCC equals or exceeds the minimum number of signatures required, RR/CC will examine and verify the signatures on the petition within 30 business days. The minimum number of signatures required to qualify a County initiative measure for the ballot is a number equal to not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI.

Circulation of Petitions

Who can circulate petitions for signatures?

Pursuant to the California Elections Code, the process of circulating petitions to gather signatures is open to persons who are 18 years of age or older. Typically, any registered voter can participate in the circulation of a petition.

What are the requirements for gathering signatures?

Every sheet of the petition requires a declaration by the circulator affirming that the signatures were collected while the circulator was present.

Is there a deadline for gathering signatures?

Yes, initiative petitions have a specific timeframe within which signatures must be gathered. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC. It is essential to ensure that all signatures are collected and filed with the RR/CC at one time within the designated period.

Can someone sign the petition more than once?

No, each voter is allowed to sign the initiative petition only once.

Petition Signature Verification

How are petition signatures verified?

The RR/CC verifies each signature submitted on the petition against the voter's signature(s) and other information in the voter's registration records. This process involves checking the eligibility and registration status of each signer.

What factors might cause a signature to be invalid?

Signatures can be invalidated for various reasons, including, but not limited to, being ineligible, not registered to vote in the relevant district, the residence address on the petition differs from the voter's registration record, or the signature on the petition does not match the signature(s) on the voter's registration record.

What happens if the required number of signatures is not met?

An initiative petition must contain a certain number of valid signatures to qualify the initiative measure for the ballot. If the initiative petition falls short of the required number, it cannot qualify for the ballot.

What happens if a signature is found to be invalid during the verification process?

Any invalidated signatures during the verification process are not counted toward the required number of valid signatures. If too many signatures are invalidated, the initiative might fail to qualify.

Qualification

How many signatures are needed for an initiative to qualify?

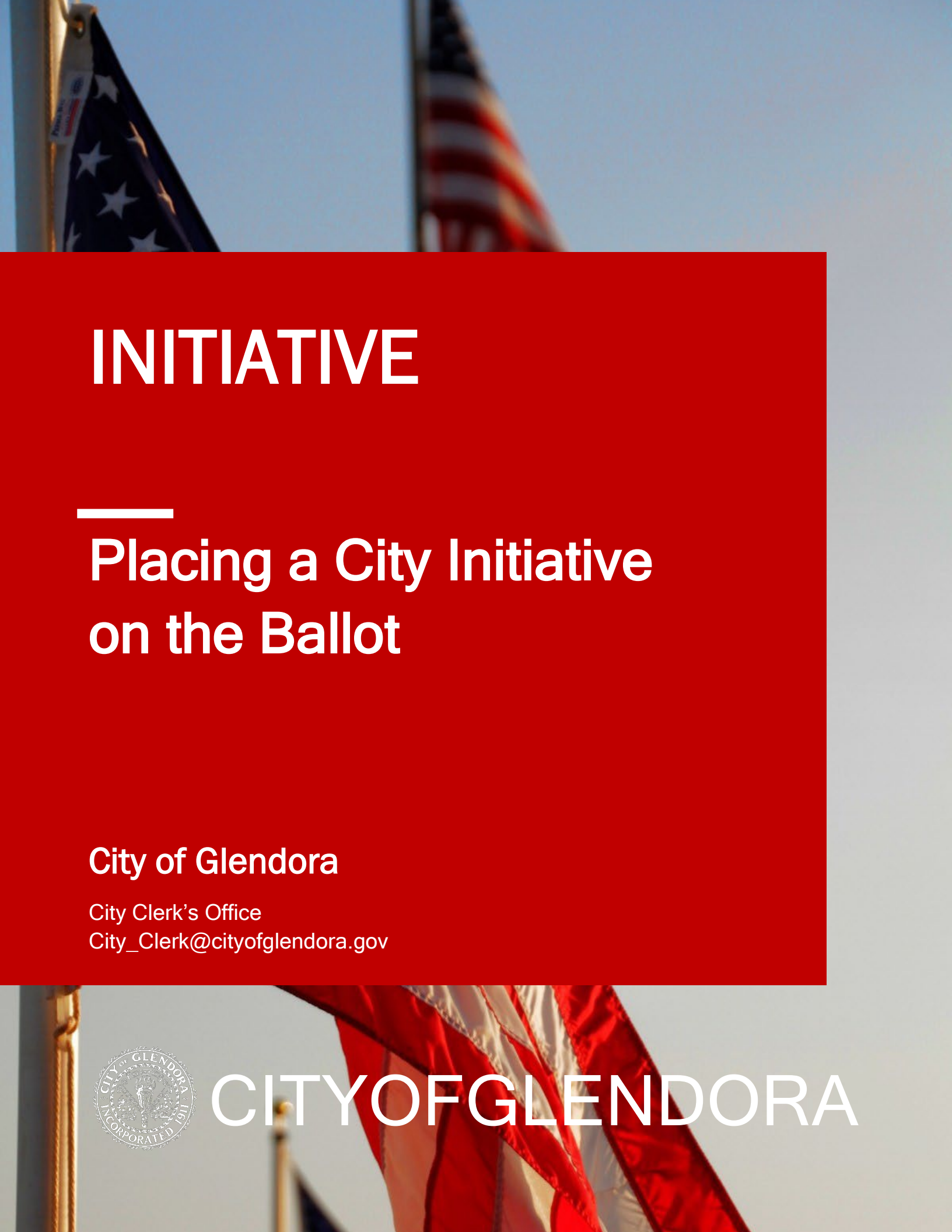
The number of signatures required to qualify a County initiative measure for the ballot is the number not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI. Note that the minimum signature threshold varies depending on the type of initiative at issue (e.g., state initiative, district initiative), and different statutory requirements apply. Depending on the type of initiative, the number of required signatures can be based on the percentage of voters who voted in an election or the percentage of voters in the jurisdiction affected by the proposed initiative.

Can an initiative be withdrawn after submission?

Yes, an initiative proponent can withdraw an initiative at any time before the 88th day before the election.

What determines if an initiative qualifies?

An initiative qualifies for the ballot when the initiative petition successfully garners the required number of valid signatures within the statutorily prescribed period. Additionally, the proposed initiative must conform to all legal prerequisites and criteria to be eligible for the ballot.



INITIATIVE

Placing a City Initiative on the Ballot

City of Glendora

City Clerk's Office
City_Clerk@cityofglendora.gov

CITYOFGLENDORA

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Preface

The initiative petition process empowers voters to propose, amend or repeal certain legislative actions like City Ordinances and the Municipal Code of the City of Glendora. A successful petition places the issue in question before a vote of the people. The rules governing the initiative process are set forth in the California Elec. Code Section 9200 *et seq.* (Elec. Code), as well as applicable provisions of the California Government Code.

Initiatives require considerable planning to ensure all steps are completed according to legal requirements. The general process requires completion of numerous essential tasks including: development of the proposed ordinance, filing and posting a notice of intent to circulate a petition, preparation of petitions, gathering of petition signatures, verification of the petitions/signatures, signature count certification, and coordination and submittal of the petitions to the County for certification.

To calculate deadlines for the aforementioned tasks, proponents should select a target election date. Proponents should also bear in mind that all required actions by the City to place the initiative on the ballot must be taken by the **88th day** before the election.

The information provided in this booklet serves to provide general information only and should not be relied on as legal advice or solely relied upon in lieu of independent counsel.

The City Clerk is the local election official. The Los Angeles County Registrar of Voters serves as the county elections official.

CITY CLERK'S OFFICE CONTACT INFORMATION
Kathleen R. Sessman, City Clerk/Communications Director
116 E. Foothill Boulevard, Glendora, CA 91741
(626) 914-8210
City_Clerk@cityofglendora.gov

Steps and Timelines

The process for a citizen initiative petition is outlined in the California Election Code and is the process that would need to be followed, refer to sections 9200-9226 and 9600-9610, http://leginfo.legislature.ca.gov/faces/home.xhtml

Important Deadline Reminder: It is suggested that petitions be submitted a minimum of **134 days** before the election to provide for processing required by State law. All requisite processing of the initiative petitions must occur no later than the **88th** day before the election to appear on the ballot. This includes verification of signatures, Council action, additional publication, etc.

STEP	TASKS
Step 1	**Proponent Meet With The City Clerk** • Discuss the Initiative Process • Identify an Election Date, and • Discuss Timelines and Deadlines for Filings.
Step 2	**Develop The Written Text Of The Proposed Initiative** • Proponents develop the written text of the proposed initiative. • Los Angeles County recommends that the proposed initiative be created as an Ordinance, NOT a Resolution. • Tip: It's strongly advised for proponent(s) are encouraged to meet with an election attorney to discuss the details of the proposed measure.

Step 3	**File Notice Of Intent To Circulate Initiative With The Clerk's Office**
	• Schedule an appointment with the Office of the City Clerk to file a Notice of Intent and other required documentation.
	• Documents Required:
	  ○ Notice of Intent
	  ○ Request for preparation of a Title and Summary
	  ○ Full written text of proposed initiative
	• The $200 filing fee is not required in the City of Glendora.

Step 4	**City Attorney Drafts Language Of The Proposed Title and Summary (15 Days)** • The City Attorney will draft the full text of the **Title and Summary** to be used for circulating the petitions and to go on the ballot. There are time periods within the Elections Code to bring a challenge to the Title and Summary.
Step 5	**Publish Notice Of Intent To Circulate The Petition** • Proponents must publish both the **Notice of Intent** and **Title and Summary** in a local newspaper prior to gathering signatures. • Proponents must also file proof of publication with the City Clerk during regular business hours within 10 days of the publication date.
Step 6	**Format of Petition** • **The proponents are responsible for the preparation and printing of the petition.** • **The format of an initiative petition is specified by law, refer to California Elec. Code § 9203 (b) for legal format requirements.** • **This guidebook summarizes the key format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law.**

STEP	TASKS
Step 7	**Circulation Of Petitions – Gathering Of Signatures (180 Days)** • Proponents may begin circulating the petitions for signatures after publication/posting of the title and summary. • Petition must be submitted within **180 days** from the date of receipt of the **Title and Summary**
Step 8	**Submission Of Petitions To The City Clerk – Prima Facie Count** • Proponents must file signatures with the City Clerk for a prima facie count. • Signatures can be submitted no later than **180 days** from the date the proponents received the **Title and Summary**.
Step 8	**County Verification (30 business days)** • The Los Angeles County Registrar of Voters verifies each signature.
Step 9	**Petition Certification and City Council Action (14 Days)** • The City Council exercises one of three options if sufficient signatures are verified: 1. Adopt the ordinance, without alteration, within 10 days of petition certification 2. Immediately order an election 3. Order a report pursuant to Elec. Code Section 9212. When the report is presented to the City Council, the Council must either adopt the ordinance within 10 days, or order an election.
Step 10	**Coordination Of Other Required Election Activities** Call of Election, Legal and Financial Analysis, Post notice of the election & deadlines for arguments and rebuttals, Receipt and selection of arguments, Receipt of rebuttals, etc..
Step 11	**Submission Of Required Elections Documents To Los Angeles County Registrar Of Voters**
Step 12	**Election Day**
Step 13	**Ordinance Implementation** If the initiative receives the required number of votes, it becomes law 10 days after the election results are certified. Conflicting measures adopted simultaneously will default to the measure with the highest affirmative vote count.

*Please note that this fact sheet is intended to be advisory only. The Elections Division strongly recommends that proponents consult with an attorney on the initiative process including technical requirements for the format of initiative petitions. The Division's receipt of an initiative petition is not an indication that the petition meets all legal requirements.

Understanding the Process

An initiative is a proposal to establish a new city law or amend an existing one. To qualify, proponents must gather the required number of voter signatures. Once qualified, the proposal is either considered by the City Council or placed on the ballot for a public vote.

Key Steps in the Initiative Process:

- Filing the Notice of Intention and Statement of Reasons
- Receiving the Ballot Title and Summary
- Publishing the Notice of Intention, Ballot Title, and Summary
- Collecting Voter Signatures
- Submitting the Petition for Verification
- City Council Action to either adopt the measure or place it on the ballot

This guide is intended to help Glendora residents understand and navigate the initiative petition process. It provides an overview of key steps and requirements but does not serve as a legal document. Proponents are solely responsible for preparing and printing petitions that comply with legal standards. While this guide outlines formatting requirements, users should consult the most current version of the California Elec. Code for complete legal details and any recent updates. [Elec. Code § 9203(b)]

It is highly recommended that proponents seek advice from an election attorney to effectively manage the complexities of the process.

Please note: This guide is distributed with the understanding that the Office of the City Clerk of the City of Glendora is not providing legal advice. It should not be used as a substitute for legal counsel. Proponents are responsible for ensuring they have the most current information, including any changes in laws or procedures that may occur after this guide's publication.

Municipal Initiative 101

Types of Petitions in the City of Glendora

The Glendora residents have three main petition tools to participate in the legislative process and hold elected officials accountable:

- **Municipal Initiative**
  A municipal initiative allows residents to propose a new city ordinance. To begin the process, an initiative petition must be signed by a specified number of registered voters, as outlined in the California Elec. Code (§ 9201), and filed with the Glendora City Clerk. Once submitted, the City Council may either adopt the ordinance or place it on the ballot for voter consideration.

- **Municipal Referendum**
  A municipal referendum gives voters the power to challenge and potentially overturn an ordinance passed by the City Council. To qualify, a referendum petition must be filed with the City Clerk within 30 days after the ordinance's adoption and before it becomes effective.

- **Municipal Recall**
  A municipal recall petition allows voters to remove an elected city official from office before the end of their term. This process, authorized by the California Constitution since 1911, reflects the public's right to hold officials accountable. Recall petitions must be filed with the City Clerk and follow procedures established in state law.

Who to Contact

- **City of Glendora Petitions (Initiative, Referendum, Recall):**

  The City Clerk serves as the official contact for all local petition matters and oversees the circulation and filing process.

- **Countywide Initiative Petitions:**

  For petitions affecting county-level issues, contact the Los Angeles County Registrar of Voters. More information is available at lavote.gov.

How Long Does the Petition Process Take?

- The process begins when the Notice of Intention is filed with the City Clerk.

- The Los Angeles County Registrar recommends that petitions be submitted at least 134 days before an election to allow enough time for required steps such as signature verification, public notice, and City Council action.
- All necessary steps must be completed no later than the 88th day prior to the election for the measure to appear on the ballot.

- A sample timeline is available to provide a general overview of how long the process may take. Please note that timelines can vary depending on the specifics of each petition effort.
  📌 Sample Timeline

When to File

Signatures shall be secured and the petition shall be presented to the Registrar of Voters office for filing within 180 days from the date of receipt of the title and summary, or after termination of any action for a writ of mandate and, if applicable, after receipt of an amended title or summary or both, whichever occurs later. (EC 9110)

Filing Procedure

The petition must be filed by the proponents, or by any person or persons authorized in writing by the proponents. All sections of the petition must be filed in at one time. Any sections of the petition not filed, will be voided for all purposes. Once filed, no petition section can be amended except by court order.

After the petition is filed, the Elections Official determines the total number of signatures on the petition. This is called the "Raw Count." If it is determined that the number of signatures equals or is in excess of the minimum number of signatures required, the petition will be examined. However, if it is determined that the number of signatures does not equal or exceed the minimum number of signatures required, no further action will be taken. (EC 9113)

Who Are the Proponents of the Petition?

The proponents, or sponsors, of a petition are a committee of five registered voters of the City of Glendora. Their full names and addresses must appear on the petition.

How Are Petition Signatures Verified?

Signatures are verified by comparing those on the petition with voter signatures on file with the Los Angeles County Registrar/Recorder. Verification continues until:

- A sufficient number of valid signatures is confirmed, or
- The petition is deemed insufficient.

Under Elec. Code § 9030(d), election officials may use a random sampling method to verify a portion of the signatures, instead of checking everyone.

Signature Requirements

In order to qualify for adoption or submittal to the voters of the proposed measure, the proponents must obtain signatures of 10% of the voters of the City according of the last report of registration by the Los Angeles County Elections Official to the Secretary of State, pursuant to Elec. Code § 2187, effective at the time the notice specified in Elec. Code § 9202 was published. [Elec. Code § 9215]

Getting Started

How to Initiate a City Ballot Measure

- You begin the city initiative process by filing with the Glendora City Clerk a Notice of Intention to circulate an initiative petition.
- The Notice of Intent must include the names and business or residence addresses of at least one but not more than five proponents of the petition and may include a printed statement, not exceeding 500 words in length, stating the reasons for the proposed petition. The City Clerk will verify the word count at the time you submit your Notice of Intent.
- Following verification, the City Clerk will forward Notice of Intent, proposed initiative, and the request to prepare a title and summary to City Attorney for action.

How to Prepare to File Notice of Intention!

- Determine if the issue is an allowable topic for a city initiative.
- The Glendora City Clerk can provide you with helpful information to assist you in understanding the steps necessary to initiate, circulate, and file City initiative petitions.
- Consult with an election attorney for guidance and assistance. It is incumbent upon proponents to follow the petition process as directed in the Elec. Code.
- Proponent(s) should seek assistance in drafting the text of the proposed law.
    - Private counsel;
    - Write the text themselves; or
    - Obtain assistance from the Office of Legislative Counsel or the City Attorney in drafting the language of the proposed law. Proponent(s) must submit a written request signed by 25 or more electors. If the Legislative Counsel determines that there is a reasonable probability the proposed initiative measure will eventually be submitted to the voters, the Legislative Counsel will draft the proposed law. (Government Code § 10243)
- Become familiar with the process by reading this handbook, Elec. Code Sections 9200 through 9226, and call the Glendora City Clerk at (626) 914-8210, if you have specific questions.
- Draft the following documents:
  a. Notice of Intent

Notices of Intent should be in substantially the following form:

> **NOTICE OF INTENT TO CIRCULATE PETITION**
>
> Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying for the ballot an initiative measure entitled *[insert title]* for the *[insert desired election date]* ballot.
>
> A statement of the reasons of the proposed action as contemplated in the petition is as follows: *[insert a 500-word maximum statement outlining the reasons for the proposed petition. The statement is optional. The notice shall contain the printed name, signature, and business or residence address of at least one, but not more than five, proponents. §9104]*

📌 Direct Link: Notice of Intention Sample

b. Write text of the measure (Ordinance format recommended by LA County).

- 1st Step: The first step in the process of qualifying an initiative measure is to write the text of the proposed law.
  Proponent(s) may:
  1. Seek the assistance of their own private counsel to help draft the text of the proposed law, or
  2. They may choose to write the text themselves, or
  3. The proposed initiative measure's proponent(s) may also obtain assistance from the Office of Legislative Counsel in drafting the language of the proposed law. Proponent(s) must submit a written request signed by 25 or more electors. If the Legislative Counsel determines that there is a reasonable probability the proposed initiative measure will eventually be submitted to the voters, the Legislative Counsel will draft the proposed law. (Government Code § 10243)

c. Statement of the Purpose of the Measure:

- Optional but recommended.
- Cannot exceed 500 words.

📌 Direct Link: Word Count Guidelines

d. Written request for a Ballot Title and Summary

e. Proponents' names and address (Election Code §9202)

f. $200 filing fee (Glendora does not require)

NOTE: There is no established fee in the City of Glendora for submitting a Notice of Intention to circulate a City Initiative.

What is Required at the Time the Notice of Intention is filed:

1st. Notice of Intention that is signed by at least one (1), but not more than three (3) proponents. **Elec. Code §9202(a)**

2nd. The written text of the initiative (may include a written statement of 500 words or less, stating the reasons for the proposed petition). **Elec. Code §9202(a)**

3rd. A written request for a Ballot Title and Summary to be prepared. This request must include one of the proponents' name and address. **Elec. Code §9203**

4th. An executed and signed Statement of Acknowledgement that it's a misdemeanor under state law to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. **Elec. Code §9608**

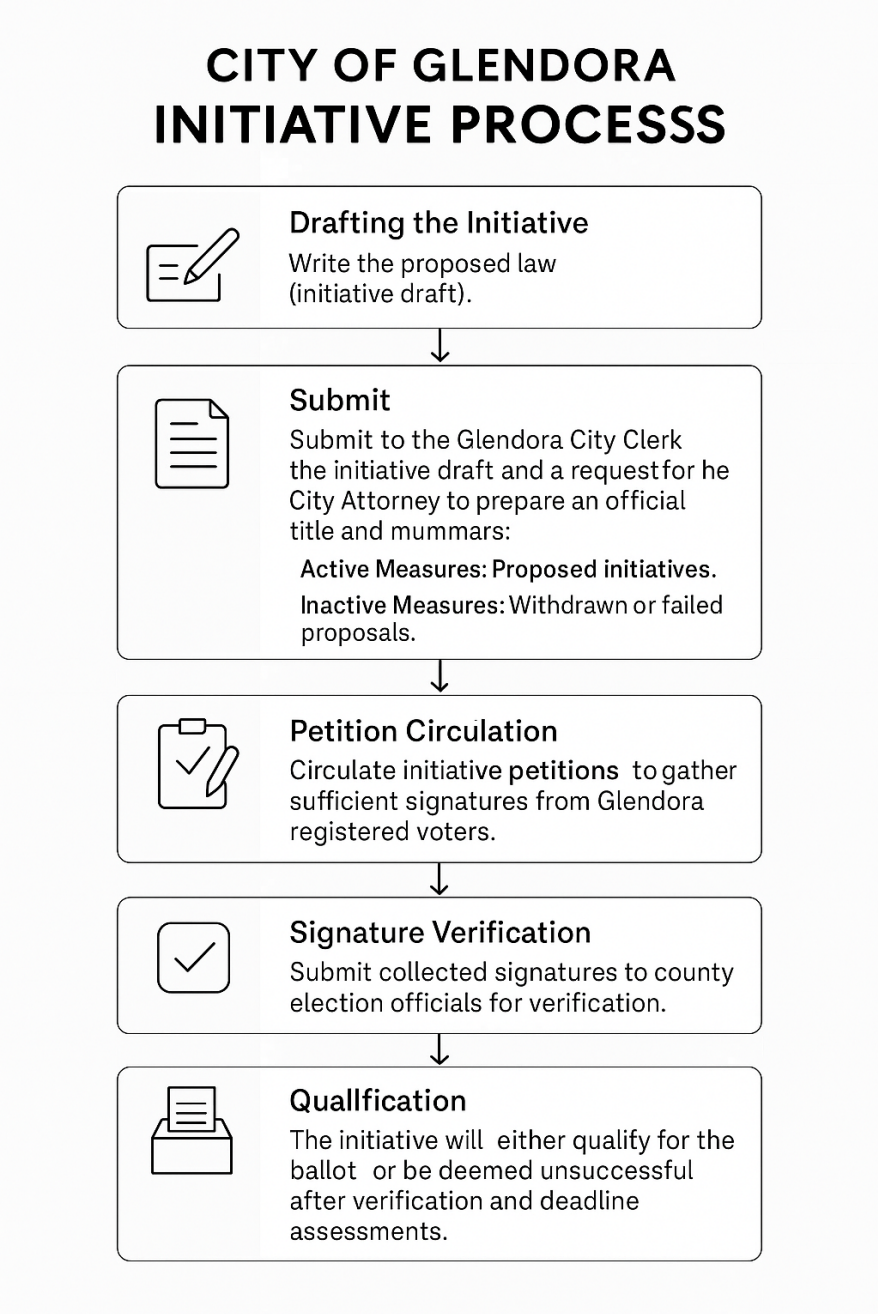
📌 Direct Link: Proponents Statement of Acknowledgement

City Initiative Process

A City initiative, also known as an ordinance initiative petition, allows citizens to propose a new law for a vote by the registered voters of Glendora.

Ballot initiatives give voters the power to directly shape government actions by expressing the majority will.

HIGH-LEVEL OVERVIEW OF INITIATIVE PROCESS:



INITIATIVE TIMELINES

📌 Direct Link: Sample Timelines

📌 Direct Link: Timeline E- Dates Only

STEP BY STEP OF INITIATIVE PROCESS

Filing of Notice of Intent

Proponents must file an official notice of intent to circulate a petition. The notice of intent must be accompanied by the written text of the initiative and may include a written statement of 500 words or less, stating the reasons for the proposed petition. The notice shall be signed by at least one (1), but not more than three (3), proponents. *[Elec. Code §9202 (a)]*

Notices of intent should be in substantially the following form:

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying for the ballot an initiative measure entitled *[insert title]* for the *[insert desired election date]* ballot.

A statement of the reasons of the proposed action as contemplated in the petition is as follows: *[insert a 500-word maximum statement outlining the reasons for the proposed petition. The statement is optional. The notice shall contain the printed name, signature, and business or residence address of at least one, but not more than five, proponents. §9104]*

Any person filing a notice of intent with the City Clerk shall pay a filing fee to be established by the legislative body not to exceed two hundred dollars ($200) to be refunded to the filer if, within one year of the date of filing the notice of intent, the City Clerk certifies the sufficiency of the petition. [Election Code § 9202 (b)]. The $200 filing fee **is not** required in the City of Glendora.

Ballot Title and Summary

Any person who is interested in any proposed measure shall file a copy of the proposed measure with the City Clerk with a request that a ballot title and summary be prepared. The request shall be accompanied by the address of the person proposing the measure. The City Clerk shall immediately transmit a copy of the proposed measure to the City Attorney. Within 15 days after the proposed measure is filed, the City Attorney shall provide and return the City Clerk a ballot title for the summary of the proposed measure. [Elec. Code § 9203(a)]

The City Clerk shall furnish a copy of the ballot title and summary to the person filing the proposed measure. [Elec. Code § 9203(b)]

Outline of Exact Process:

- ☐ Immediately upon the request from the proponent to prepare a Ballot Title and Summary, the City Clerk will transmit a copy of the proposed measure to the City Attorney.
- ☐ Within 15 days after the proposed measure is filed, City Attorney will provide the Ballot Title and Summary to the City Clerk.
- ☐ The Ballot Title may differ from any other title of the proposed measure and shall express in 500 words or less the purpose of the measure.
- ☐ In providing the Ballot Title, City Attorney shall give a true and impartial statement of the purpose of the proposed measure in such language that the Ballot Title shall neither be an argument, nor be likely to create prejudice, for or against the proposed measure.
- ☐ The City Clerk will furnish a copy of the Ballot Title and Summary to the proponent(s).
- ☐ Any elector of the City may seek a writ of mandate requiring the Ballot Title or Summary prepared by the City Attorney to be amended. The Court shall expedite hearing on the writ. A peremptory writ of mandate shall be issued only upon clear and convincing proof that the Ballot Title or Summary is false, misleading, or inconsistent with the requirements of Elec. Code § 9204.

Format of Petition

Proponents are responsible for the preparation and printing of the petition. The format of an initiative petition is specified by law. This guidebook summarizes the format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law and/or to consult an elections attorney.

Elections Officials required by law to receive or file in their offices any initiative or referendum petition shall not receive or file any initiative or referendum petition not in conformity with this article [Election Code § 9015].

Things to Remember:

- The proponents are responsible for the preparation and printing of the petition.
- The format of an initiative petition is specified by law.
- Proponent(s), prior to its circulation, must place upon each section of the petition, above the text of the proposed measure and across the top of each page of the petition on which signatures are to appear, in roman boldface type not smaller than 11-point, the ballot title prepared by the City Attorney. In addition, the text of the measure shall also be printed on the Petition in type not smaller than 8-point. [Elec. Code § 9203 (b)]

This section summarizes the format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law.

Official Top Funders Sheet [Elec. Code § 101 and 107]

For any initiative petition for which the circulation is paid for by a committee formed pursuant to Government Code 82013, an Official Top Funders disclosure shall be included on the petition or in a separate document presented to a prospective signer of the petition.

Elections officials are not required to verify the accuracy of the information or to reapprove the petition upon any updates the committee makes.

The Official Top Funders Sheet must be in 14-point black roman type on a plain, contrasting background, centered horizontally, except as described. The text shall not be condensed or have spacing between characters reduced to be narrower than a normal roman type. [Elec. Code § 107(a)(1)]

The top of the sheet shall have the text “OFFICIAL TOP FUNDERS. Valid only for”, followed by a m Government Code § 84501(c) were last confirmed. [Elec. Code §107(a)(2).] This information shall be boldface and at least 16-point type. Next, separated by a blank horizontal line, shall be the title of the initiative or referendum as it appears on the petition, in all capital letters. [Elec. Code § 107(a)(3).]

Heading of Petition

The heading of the proposed measure must be in boldface type in substantially the following format:

> **INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS**
>
> The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:
>
> **(Here set forth the title and summary prepared by the city attorney. This title and summary must also be printed across the top of each page of the petition where signatures are to appear).**

Sections of the Petition

A petition may have several sections. Each petition consists of sections which are separate, identical parts of the petition. Each section must contain the full title and summary of the measure, the text and space for signatures and a circulator's declaration.

Each section of the petition must contain:

- The circulating title and summary and the full text of the proposed initiative measure. [Elec. Code 9207].
- The ballot title and summary shall be in at least 11-point roman type, and
- The full text of the proposed initiative measure shall be in at least 8-point type.
- Each page on which signatures are to appear must contain a copy of the circulating title and summary and the unique identifier provided by the Elections Official

Please refer to the Elec. Code for the required specifications.

Pages of the Petition

Each section of a petition consists of two or more pages which may be printed on front and back. Each page of the petition must contain a copy of the City Attorney's ballot title and summary printed in roman boldface type, not smaller than a 11-point font size. The ballot title and summary must be clearly separated from the text of the measure. The text of the measure must be printed in a font size not smaller than 8-point.

The heading of the proposed measure shall be in substantially the following form:

Initiative Measure to be Submitted Directly to the Voters

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

(Here set forth the title and summary prepared by the City Attorney. This title and summary must also be printed across the top of each page of the petition whereon signatures are to appear.) (Elec. Code § 9203 (b))

Signature Portion

The petition must have enough room for the signature of each signer as well as their printed name, residence address, and city name. Signature spaces must be numbered consecutively beginning with the number 1 and continuing through the number of signatures allotted to each section. A minimum space of one inch must be left after each name for the use of the Registrar of Voters.

The petition format shall be substantially in the following form and shall contain the notice to the public in 11-point type, prior to that portion of the petition for voter's signatures: (Elec. Code § 101)

NOTICE TO THEPUBLIC

THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. SIGNERS HAVE THE RIGHT TO ASK. (EC 101)

REGISTERED VOTERS ONLY

			Official Use Only
	1. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	2. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	3. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	4. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	5. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	

Publication and Filing of Publication Affidavit

The proponents must publish (at least once) the notice of intention and the title and summary of the initiative in a newspaper "of general circulation." The City's official paper for legal notices is San Gabriel Valley Examiner. [Elec. Code § 9205(a), 9256]

If there is no adjudicated newspaper of general circulation, the notice and the title and summary shall be published at least once, in a newspaper circulated within the city and adjudicated as being of general circulation within the county in which the city is located and the notice, title, and summary shall be posted in three (3) public places within the city, which places shall be those utilized for the purpose of posting ordinances. [Elec. Code § 9205(b), 9256]

If the proponents request the City's site for posting, they must submit a formal request for posting.

How to request City's site for posting:

- Email the City Clerk at City_Clerk@cityofglendora.gov
- Email must be received 24 hours prior to the requested posting date (holidays & weekends excluded).
- Email must include:
  1. The date proponent(s) want Notice posted.
  2. A request to post notice at the City's three (3) legal posting sites
  3. The Notice of Intention and the title and summary of the proposed measure.

After Publication

After publication of the Notice of Intention and Title and Summary, the petition may be circulated. Each petition section (page) must comply with the requirements and contain a copy of the Notice of Intention, Title and Summary, and Full Text of Initiative.

- Within ten (10) days after the date of publication or posting of the notice of intention and title and summary, the proponents are required to file a copy of the notice and title and summary as published or posted together with an affidavit made by a representative of the newspaper which the notice was published with the City Clerk. [Elec. Code § 9206. 9256]

Circulation of Petition – Gathering of Signatures

Who May Circulate the Petition

A person who is a voter or who is qualified to register to vote in the county may circulate an initiative or referendum petition anywhere within the state. [Elec. Code § 102, 106 and 9021]

- Petition circulators must be 18 years of age or older.

When to Circulate the Petition

Before circulating a petition, proponent(s) must:

- Publish the Notice of Intention and the Title and Summary of the initiative at least once in a newspaper of general circulation in the City; and
- File Proof of Publication with the Glendora City Clerk Clerk's office;
- Only after publication of the Notice of Intention and Title and Summary, the petition may be circulated.
  Reminder: Each petition section (page) must comply with the requirements of Sections 100, 104, 9020 and 9105 of the Elec. Code and contain a copy of the Notice of Intention, Title and Summary, and Full Text of Initiative.

Circulators

The petition may be circulated by a number of individuals carrying separate, identical parts of the petition called sections. Each petition circulator who obtains signatures must complete the attached declaration to the petition.

Prior to allowing a person to circulate an initiative petition for signatures, **the person, company official, or other organizational officer who is in charge of signature gathering shall execute and submit** to the proponent(s) a signed statement that reads as follows [Elec. Code § 9609]:

> I, ___, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.
>
> (Signature of Official) ____
>
> Dated this _____ day of _____, 20___

This statement shall be kept on file by the proponent(s) for not less than eight months after the certification of the results of the election for which the petition qualified or, if the measure did not qualify, eight months after the deadline for submission of the petition to elections officials. [Elec. Code § 9609(b)]

In addition, **all paid circulators shall execute and submit** to the person, company official, or other organizational officer who is in charge of signature gathering a signed statement, prior to soliciting signatures on an initiative petition, that reads as follows (Elec. Code § 9610):

I, ___, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

(Signature of Official) _____

Dated this _____ day of _____, 20___

This statement shall be kept on file by the person, company official, or other organizational officer who is in charge of signature gathering for not less than eight months after the certification of the results of the election for which the petition qualified or, if the measure did not qualify, eight months after the deadline for submission of the petition to Election Officials. Unpaid circulators do not need to provide a signed statement. [Elec. Code § 9610(b)(c)]

Council Actions During Circulation

During the circulation of the petition, or before taking any action to either submit the initiative to the voters or enact the ordinance, the City Council may refer the initiative to any city staff for review and a report on its effect and fiscal impact. The report shall be presented to the City Council no later than 30 days after certification of the petition's sufficiency by the elections official to the City Council. [Elec. Code § 9212]

The City Council may request a report on the proposed initiative measure on any or all of the following:

1. Its fiscal impact
2. Its effect on the internal consistency of City's general and specific plans
3. Its effect on the use of land, the impact on the availability and location of housing, and the ability of the city to meet its regional housing needs
4. Its impact on funding for infrastructure of all types
5. Its impact on the community's ability to attract and retain business and employment
6. Its impact on the uses of vacant parcels of land
7. Its impact on agricultural lands, open space, traffic congestion, existing business districts, and developed areas designated for revitalization
8. Any other matters the council requests to be in the report

The report shall be presented to the City Council within the time prescribed by the Council but no later than 30 days after the elections official certifies the sufficiency of the petition.

Facial Examination – Prima Facie Count

If the city clerk determines, after a prima facia examination, that the petition does not have sufficient signatures or does not satisfy the format requirements imposed by the Elections Code, the petition is returned to the filer. If the petition is in proper form and appears to have sufficient signatures, the petition is accepted by the city clerk and turned over the Los Angeles County Registrar who conducts the signature verification to determine if the measure qualified.

To qualify an initiative, the petition must be signed by not less than 10% of the registered voters of the city, or in a city with less than 1,000 registered voters, by 25% of voters or 100 voters, whichever is less.

Examination of Signature

Signature Verification Process

Information regarding the signature verification process can be found in California Code of Regulations section 20960 and is available on the Secretary of State's website at: 20960. Signature Verification Process

- When verifying the signatures on a petition, the Registrar compares the signatures on the petition with those on the affidavits of registration. If the signature on the petition does not match the one on the affidavit, it is rejected.

- As part of the verification process, the Registrar also determines whether the residence address on the petition is the same as the residence address on the affidavit of registration. If the addresses are different, incomplete, or missing, the signature is rejected. [Elec. Code § 105]

Within 30 working days from the date of filing, the Los Angeles County Registrar-Recorder/County Clerk shall verify the signatures thereon either from a 100% check or a random sampling.

Random Sampling

The random sampling shall include an examination of at least 500, or 3% of the signatures, whichever is greater. If the statistical sampling shows that the number of valid signatures is within 95 to 110 percent of the number of signatures of qualified voters needed to declare the petition sufficient, the County Elections Official shall, within 60 days from the date of the filing of the petition, excluding Saturdays, Sundays, and holidays, examine and verify each signature filed. If the total number of valid signatures is less than 95 percent of the signatures required to qualify the initiative measure, the proposed initiative measure fails to qualify for the ballot.

The Los Angeles County Registrar-Recorder/County Clerk shall certify as to the sufficiency or insufficiency of the petition.

1. If the petition is insufficient, no action is taken.
2. If the petition is sufficient, the elections official will certify the results to the City Council at their next "regular" meeting. The signatures on a petition which has been certified are not public information. [Elec. Code § 9115]
   NOTE: Supplemental petitions are not permitted

Council Action if Petition is Sufficient

If the initiative petition is signed by not less than 10% of the voters of the City according to the last report of registration by the county elections official to the Secretary of State, the City Council shall do one of the following: [Elec. Code § 9215]

Option 1: Adopt the ordinance without alteration

Option 2: Submit the ordinance without alteration to the voters

Option 3: Order a report pursuant to Elec. Code § 9212

When legally possible, the election **may be consolidated with the next statewide election occurring not less than 88 days** after the date of the order of election. If the governing body calls a **special election**, the election shall be **held not less than 88 days nor more than 103 days** after the order of the election.

Note: The proponent(s) of an initiative may withdraw the initiative at any time before the 88th day before the election, whether or not the petition has already been found sufficient by the elections official.

Legal and Financial Impartial Analysis

Whenever a city measure qualifies for a place on the ballot, the governing body may direct the city elections official to transmit a copy of the measure to the city attorney, unless the organization or salaries of the office of the city attorney are affected. The city attorney shall prepare an impartial analysis of the measure showing the effect of the measure on the existing law and the operation of the measure. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city. If the measure affects the organization or salaries of the office of the city attorney, the governing board may direct the city elections official to prepare the impartial analysis. The analysis shall be printed preceding the arguments for and against the measure. The analysis shall not exceed 500 words in length.

If the entire text of the measure is not printed on the ballot, nor in the voter information guide, there shall be printed immediately below the impartial analysis, in no less than 10-point bold type, a legend substantially as follows:

“The above statement is an impartial analysis of Ordinance or Measure ____. If you desire a copy of the ordinance or measure, please call the elections official's office at (insert telephone number) and a copy will be mailed at no cost to you.” [Elec. Code §9280]

Arguments and Rebuttals

Direct Arguments

Direct arguments for or against measures will be submitted to the City Clerk at a date no later than 14 days from the calling of the election. Direct Arguments shall not exceed three hundred (300) words. [Elec. Code § 9282 (b, c), 9286]

Rebuttal Arguments

The author or majority of the authors of an argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing another other person or persons to prepare, submit, or sign the rebuttal argument. [Elec. Code §9285(a)(2)]

- Rebuttal arguments shall not exceed 250 words. [Elec. Code § 9285(a)(3)]
- Rebuttal arguments shall not be signed by more than five (5) persons, shall be printed in the same manner as a direct argument, and shall immediately follow the direct argument which it seeks to rebut. [Elec. Code § 9285(a)(5)]

When the arguments for and against the measure have been selected, the City Clerk shall provide a copy of the argument in favor to the author of the argument against and a copy of the argument against to the author(s) of the argument in favor. The authors may then prepare rebuttal arguments. A rebuttal argument relating to a City measure shall be filed with the City Clerk no later than 10 days after the final filing date for primary arguments. Rebuttal arguments shall not exceed two hundred and fifty (250) words. [Elec. Code § 9285]

Argument/Rebuttal Signatures

Each argument and rebuttal must be accompanied by the printed name and signature of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers on the form provided by the City Clerk. No more than 5 signatures/names will be printed with the argument or rebuttal. [Elec. Code §9283]

Word Count Standards

Punctuation	Not Counted	
Dictionary Words	One	
Abbreviation/Acronyms	One	
Geographical Names	One	Example: City of Glendora
Streets, Bridges	One for each word	
Names of Areas	One for each word	Example: Bay Area, East Bay
Names of School Districts and Special Districts	One	
All Other Proper Names	One	
Telephone Numbers	One	
Email/Website Addresses	One	
Whole Numbers:		
Digits	One	
Spelled Out	One for each word	
Dates:		
Digits	One	
Words + Digits	Two	
Hyphenated Words in Dictionary	One	Generally available standard dictionary published in the United States within the last 10 years
Hyphenated Words not Hyphenated in Dictionary	One for each part	

Public Review Periods

10-Day Public Inspection of All Materials

The Office of the City Clerk will make all materials available for public inspection in the City Clerk's Office for a period of ten (10) calendar days immediately following the filing deadline for submission of all materials. Anyone may request a copy of the materials. [Elec. Code § 9295]

Ordinance

Requirements for Ordinance to become effective

If a majority of the voters voting on a proposed ordinance vote in its favor, the ordinance will become a valid and binding ordinance of the city. The ordinance will be considered as adopted upon the date that the vote is declared by the City Council, and will go into effect 10 days after that date. [Elec. Code § 9217]

Conflicting Ordinances

If the provisions of two or more ordinance adopted at the same election conflict, the ordinance receiving the highest number of affirmative votes shall control. [Elec. Code § 9221]

Repeal of Ordinance

No ordinance that is either proposed by initiative petition and adopted by the vote of the legislative body of the city without submission to the voters, or adopted by the voters, shall be repealed or amended except by a vote of the people, unless provision is otherwise made in the original ordinance. [Elec. Code § 9217]

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying an initiative measure that will enact a bond proposition to fund public infrastructure improvements and upgrades throughout the City.

A statement of the reasons for the proposed action as contemplated in the petition is as follows:

The purpose of the proposed initiative is to authorize the issuance of bonds to finance much-needed public infrastructure projects, including but not limited to addressing structural deficiencies, upgrading and enhancing City facilities, improving parks and community centers, and expanding public spaces, services, and amenities available to Glendora residents.

The proposed measure would establish a bond indebtedness to fund critical infrastructure and facility improvements across the City. These include, but are not limited to:

- Addressing structural deficiencies;
- Improvements to City Infrastructure
- Renovations and improvements to public safety facilities and public library;
- Enhancements to parks, trails and open space; and
- Modernization, renovations and improvements of other City-owned facilities.

A key feature of this measure is its commitment to expanding the range, quality, and availability of City services and facilities — not only repairing what exists, but building and expanding to meet the evolving needs of Glendora's residents.

To ensure transparency and fiscal responsibility, the measure includes strict accountability provisions:

- Independent financial and performance audits;
- Citizen oversight through a public committee;
- A prohibition on using bond funds for City salaries, employee benefits, or operational expenses, with the exception of capped project administration costs (no more than 5% of total proceeds).

This measure was developed by [insert name of committee, organization, or individual proponents] to invest in Glendora's future, and with the goal of securing long-term investments in Glendora's public infrastructure and quality of life to meet current infrastructure demands, and ensure access to high-quality public spaces and services for generations to come.

[Insert Name] [Insert Address] [Insert City, State Zip]	[Insert Name] [Insert Address] [Insert City, State Zip]	[Insert Name] [Insert Address] [Insert City, State Zip]
Signature	Signature	Signature
Date	Date	Date

EXAMPLE

REMINDERS:

- The Notice of Intention must be signed by at least one but not more than five proponents of the petition.
- The Notice of Intention must be accompanied by
  (1) The written text of the measure;
  (2) A request for a ballot title and summary to be prepared by City Counsel; and
  (3) A Statement of Acknowledgement
  (4) Map & Legal Description of Proposal (if applicable)

Before circulating a petition, file this notice and all required documents with the Glendora City Clerk at:
Glendora City Clerk, 116 E. Foothill Boulevard, Glendora, CA 91741

EXAMPLE

CITY FACILITIES UPDATE

(CONTINUATION OF MARCH 2025 CONVERSATION)

CITY COUNCIL

JUNE 24, 2025

ADAM RAYMOND, CITY MANAGER

CITY FACILITY CAPITAL NEEDS UPDATE

OVERVIEW

REPORT OUTLINES HISTORICAL CHALLENGES FOR CITIES, GLENDORA'S DEFERRED MAINTENANCE, FUNDING GAPS, ELECTION TIMING

- More than $250M required to modernize city facilities
- Council is recommended to receive this update and provide direction to staff, as necessary

STRATEGIC FRAMEWORK

FOCUS AREAS FOR INFRASTRUCTURE RENEWAL

NEW + REVITALIZED FACILITIES

- Civic Center transformation
  - Action 3.1: Develop Funding Models
  - Action 3.3: Implement Space Planning
  - Action 3.4: New Construction / Renovation

HISTORICAL CONTEXT

DECADES OF DEFERRED MAINTENANCE

JULY 2002, LA TIMES ARTICLE

“UPSCALE SUBURB WARNED ITS BEAUTY IS ONLY SKIN DEEP”

CURRENT CHALLENGES

- Over $50M invested since 2020
- Modernization costs are approximately $250M
  - Facilities in need include Library, Police Station, Teen Center, Senior Center, Public Works Facilities, and City Hall

INFRASTRUCTURE CHALLENGES STATEWIDE

POST-WWII GROWTH → MODERN-DAY STRAIN

1950S–70S SUBURBAN EXPANSION CREATED VAST INFRASTRUCTURE NETWORKS

- Simultaneous aging → mass maintenance backlog
- Federal aid declined; cities struggle with outdated systems

LOCAL PRESSURES IN GLENDORA

ZONING AND DEVELOPMENT REALITIES

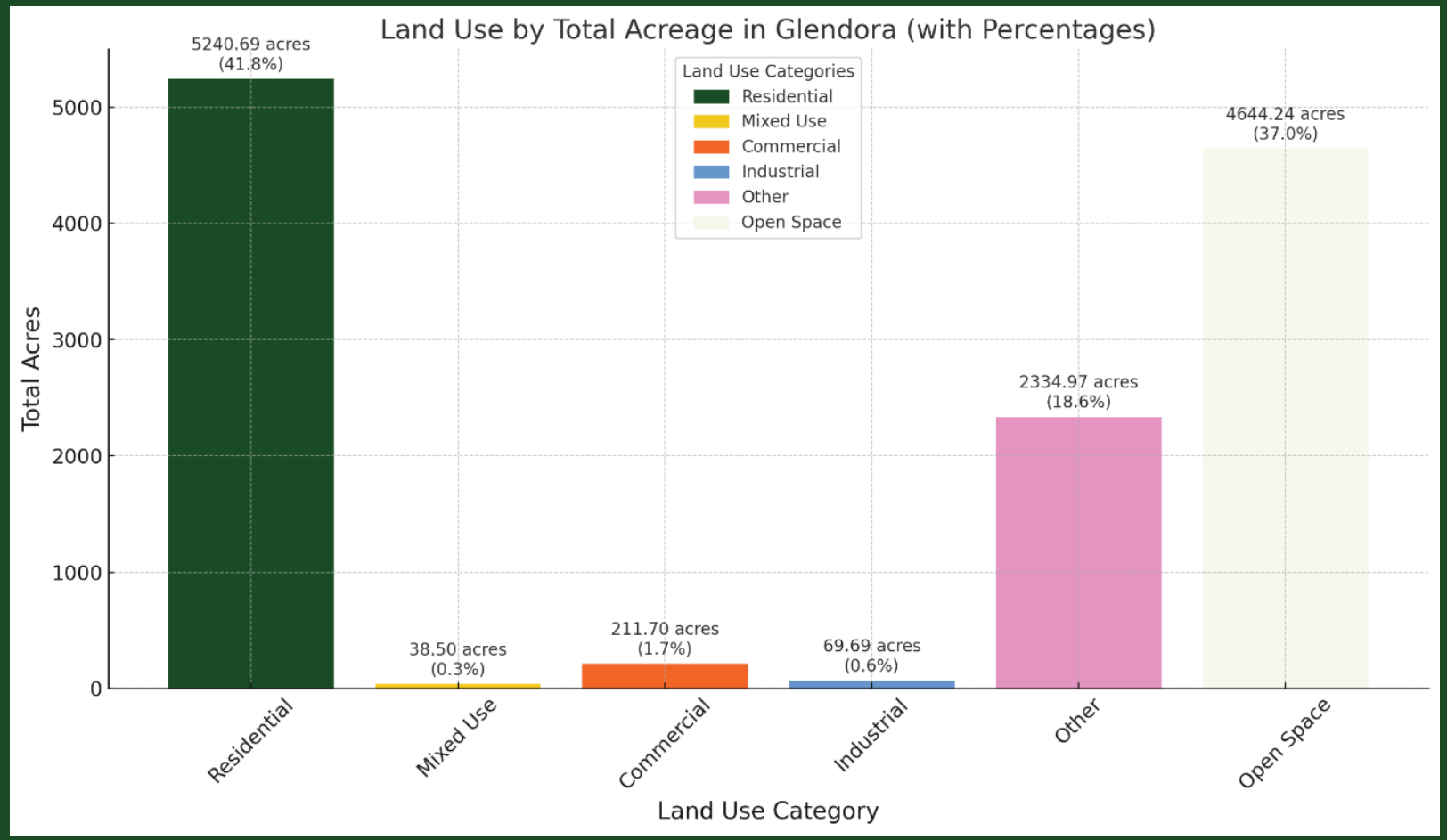
90%+ OF HOUSING IS SINGLE-FAMILY

- Limited commercial corridors; underperforming shopping centers
- Recent planning tools: Housing Element, General Plan Update, Station Area Vision

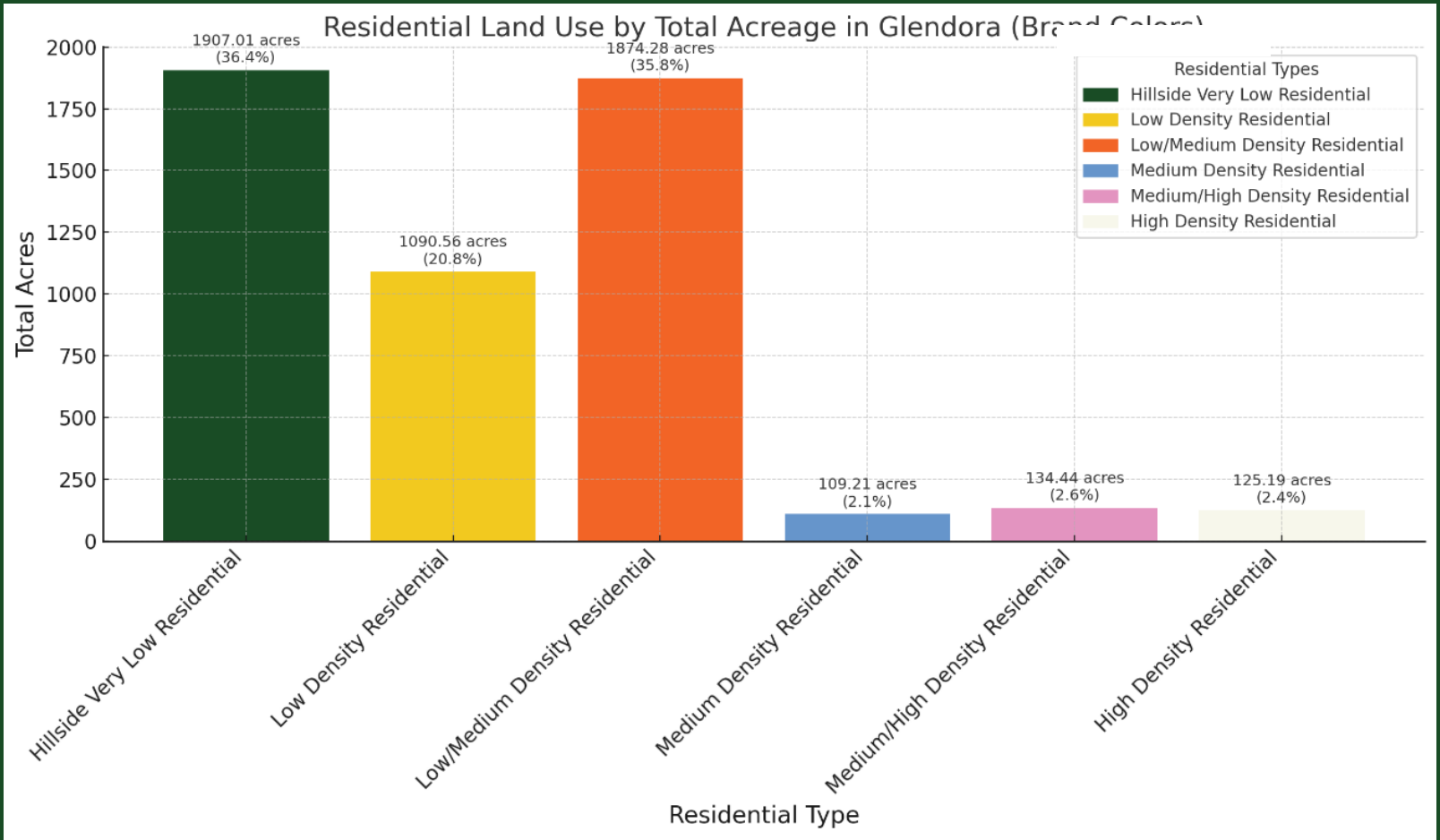
FISCALIZATION OF LAND USE POST PROP 13

- City's prioritized sales tax generating businesses over housing
- State's housing mandates at odds with decades of zoning practices
- Major shift is consumer spending ⟶ online and higher end experiences

LOCAL PRESSURES IN GLENDORA



LOCAL PRESSURES IN GLENDORA



POPULATION SNAPSHOT

SLOWING/REVERSAL OF GROWTH, BUT INFRASTRUCTURE STILL AGING

470%
39 years

1,141%
50 years

3%
25 years

- **1911 (700)** – *City of Glendora is incorporated*
- **1950 (3,988)**
- **1960 (20,752)**
- **1970 (31,380)** – *In the late 1960's the City publishes its General Plan for year 1990 and anticipates a population of 80,000 and student enrollment growing from approximately 9,000 students to 25,000 students.*
- **1980 (38,500)**
- **2000 (49,502)**
- **Present (51,209)** – *This is a reduction from a peak of 52,506 in 2020.*

THE COST OF UNDERINVESTMENT

STRUCTURAL FAILURES IN CITY BUILDINGS

A SAMPLE LIST INCLUDES:

- Library: Failing torsional load on beams, failure of support columns
- La Fetra Center: Condemned stairwell
- City Hall: New roof and foundation

FUNDING LIMITATIONS

STATE & FEDERAL SUPPORT INADEQUATE

CITIES SPEND 7X-9X MORE THAN THE FEDS ON INFRASTRUCTURE

- Glendora lacks CFD's, sufficient development impact fees, or water capacity charges
- Proposition 13 limits City's ability to raise property tax-based revenue
  - Police Station and Library both built through increased in property tax

GLENDORA'S GENERATIONAL INVESTMENT

CITY HAS MADE SIGNIFICANT INVESTMENTS, BUT THEY ARE NOT ENOUGH

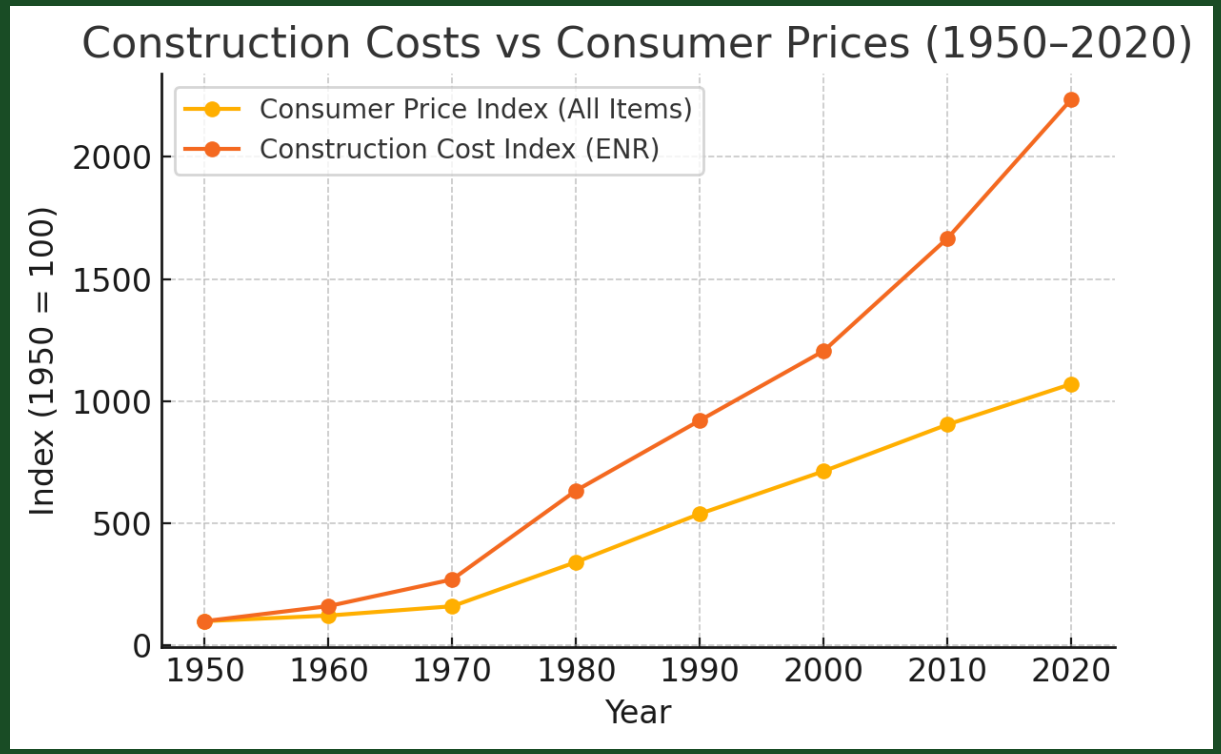
- 2020-2024: $50M invested
- 2025-2030: 76 projects planned, totaling $108M
- Funded through Measures E/Z, Grants ($60M+), Water Assessment, Federal and Local funds
- Notable investments include Finkbiner Park, Louie Pompei Park, Bennett Ave Water Project, Bender/Carter Project, School Site Intersections, and Library Structural Analysis

COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

CPI VS CONSTRUCTION CPI

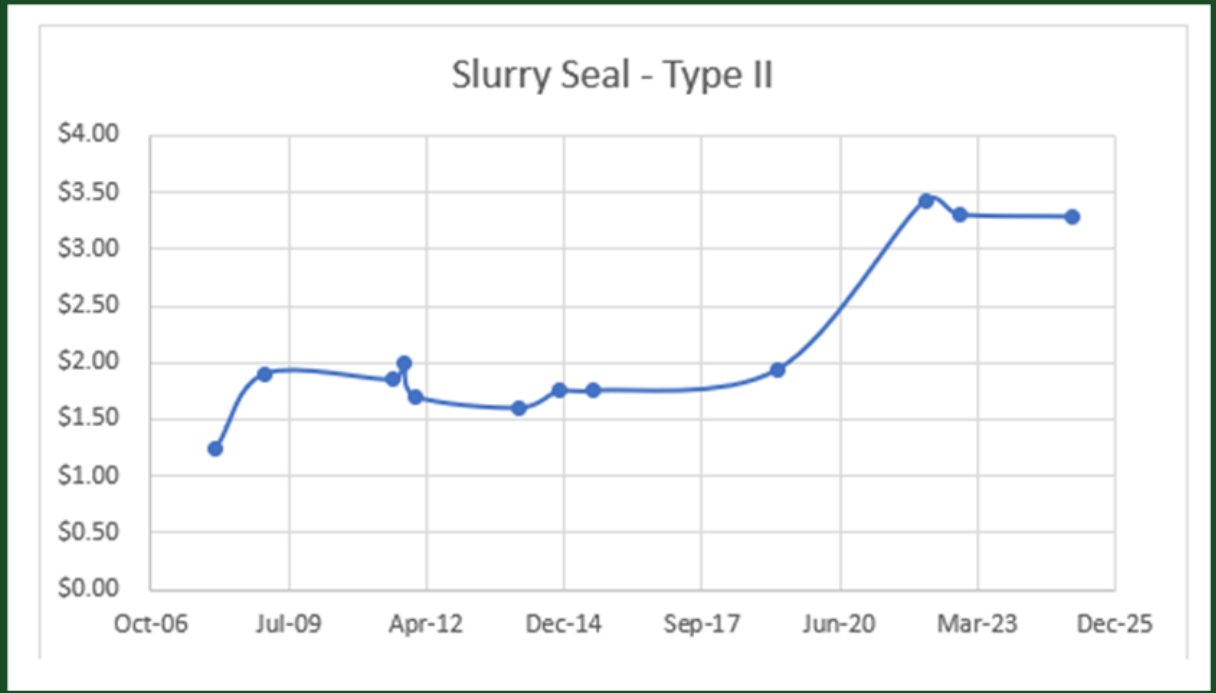
- Construction cost indices have increased about 22–25x since 1950
- General CPI has risen around 12x since 1950
- This divergence is very impactful ⟶ initial growth vs replacement/rehab



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

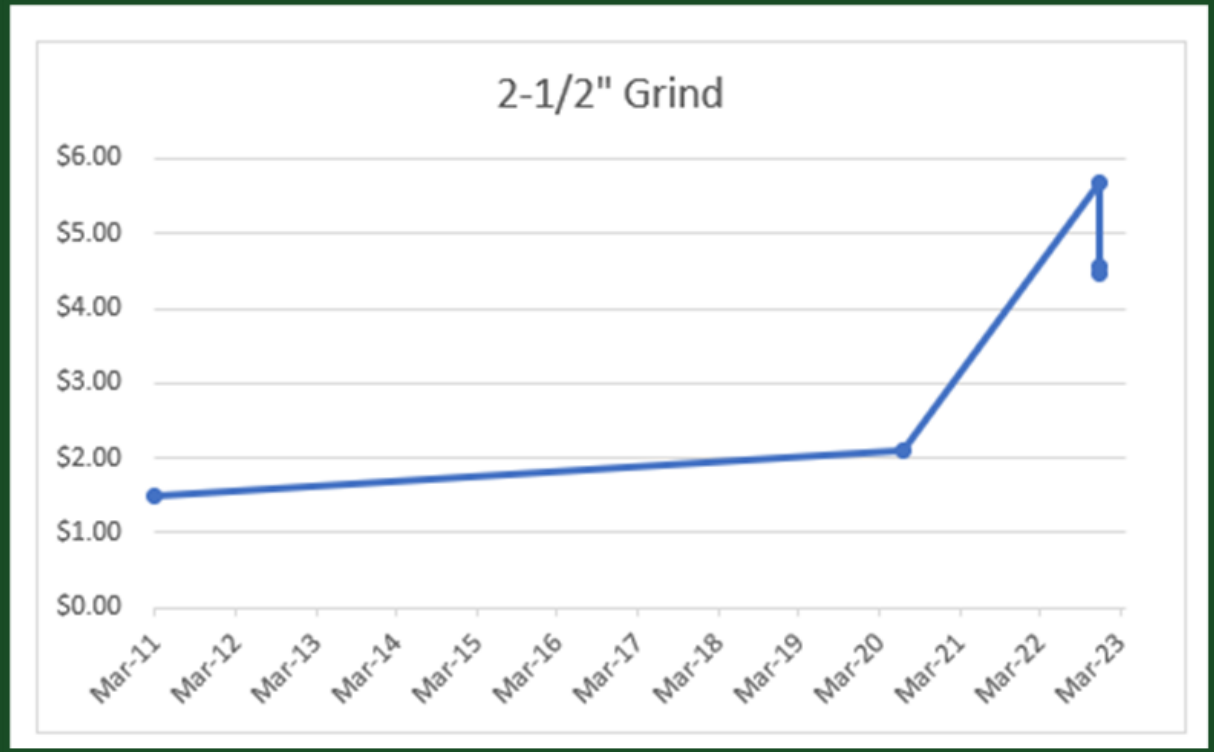
SLURRY SEAL: $2.00 → $3.30/SQ YD (60%+ INCREASE SINCE 2020)



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

2.5” GRIND & OVERLAY: $2.10 → $5.00/SQ FT (OVER 100% INCREASE SINCE 2020)

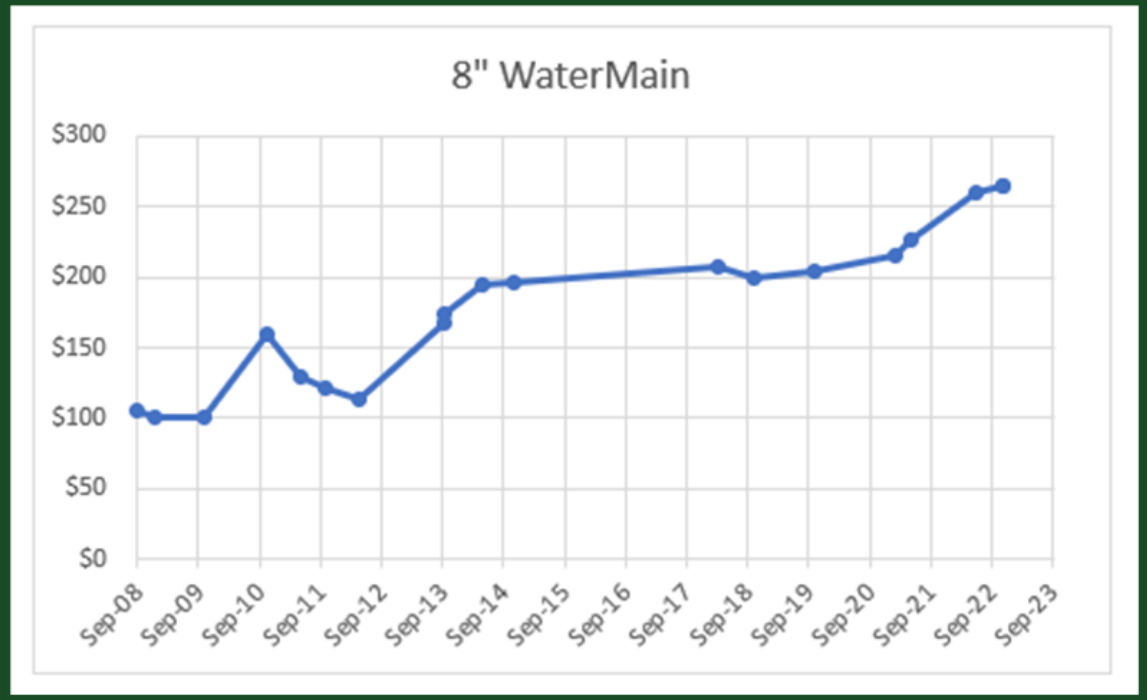


COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

WATERMAIN REPLACEMENTS: $200 → $265/FT (UP 30%+ SINCE 2020)

- Benefits of combining water and street projects saves an estimated $65/FT or 30%



ELECTION-BASED FUNDING STRATEGIES

REVENUE MEASURE FRAMEWORK

TWO PATHS: REVENUE MEASURE FOR INFRASTRUCTURE

- City Council-Initiated: Requires 2/3 vote
- Citizen-Led Initiative: Simple majority (50%+1)
- August 2024 survey: 53% support for citywide bond / parcel tax, 45% for Library-only

GENERAL OBLIGATION BOND VS PARCEL TAX – KEY DIFFERENCES

FEATURE	GO BOND TAX MEASURE	PARCEL TAX MEASURE
Purpose / Use of Funds	Capital improvements only (e.g., buildings, roads, parks)	Capital projects (e.g. buildings, roads, parks) and operating expenses (e.g., maintenance)
Funding Mechanism	Bonds issued and repaid over time	Tax revenue collected directly from parcels
Tax Type	Ad valorem tax based on assessed property value, square footage, parcel type, etc.	Typically, a flat rate or tiered formula per parcel.
Who Pays	Property owners based on tax type	All parcel owners, regardless of value. exceptions to the tax can include those that meet certain income requirements, seniors, etc.
Voter Approval Threshold	2/3 majority for cities (55% for school bonds under Prop 39). Possibility of (50%+1) on a citizen initiative.	2/3 majority under Prop 13 for City Council approved ballot measure 50%+1 for citizen initiative.
Flexibility of Use	Restricted to voter-approved infrastructure projects.	Flexible: Can fund capital projects, programs, maintenance, services, and debt.
Debt Involvement	Yes – city takes on debt and repays it over time.	Proceeds may be pledged to a lease financing or an installment sale financing, associated with a revenue bond or a certificate of participations.
Duration / Term	Typically, 15–40 years	Can be temporary (e.g., 10 to 40 years) or ongoing
Security / Backing	Backed by ad valorem tax levied every year; legally obligated to repay	Optional; funds collected annually

CITIZEN INITIATIVE PROCESS

TIMELINE & REQUIREMENTS

12-TO-18-MONTH PROCESS

- 3,600 signatures required (10% of voters)
- Final deadline: 88 days before election
- Full guide available from City Clerk

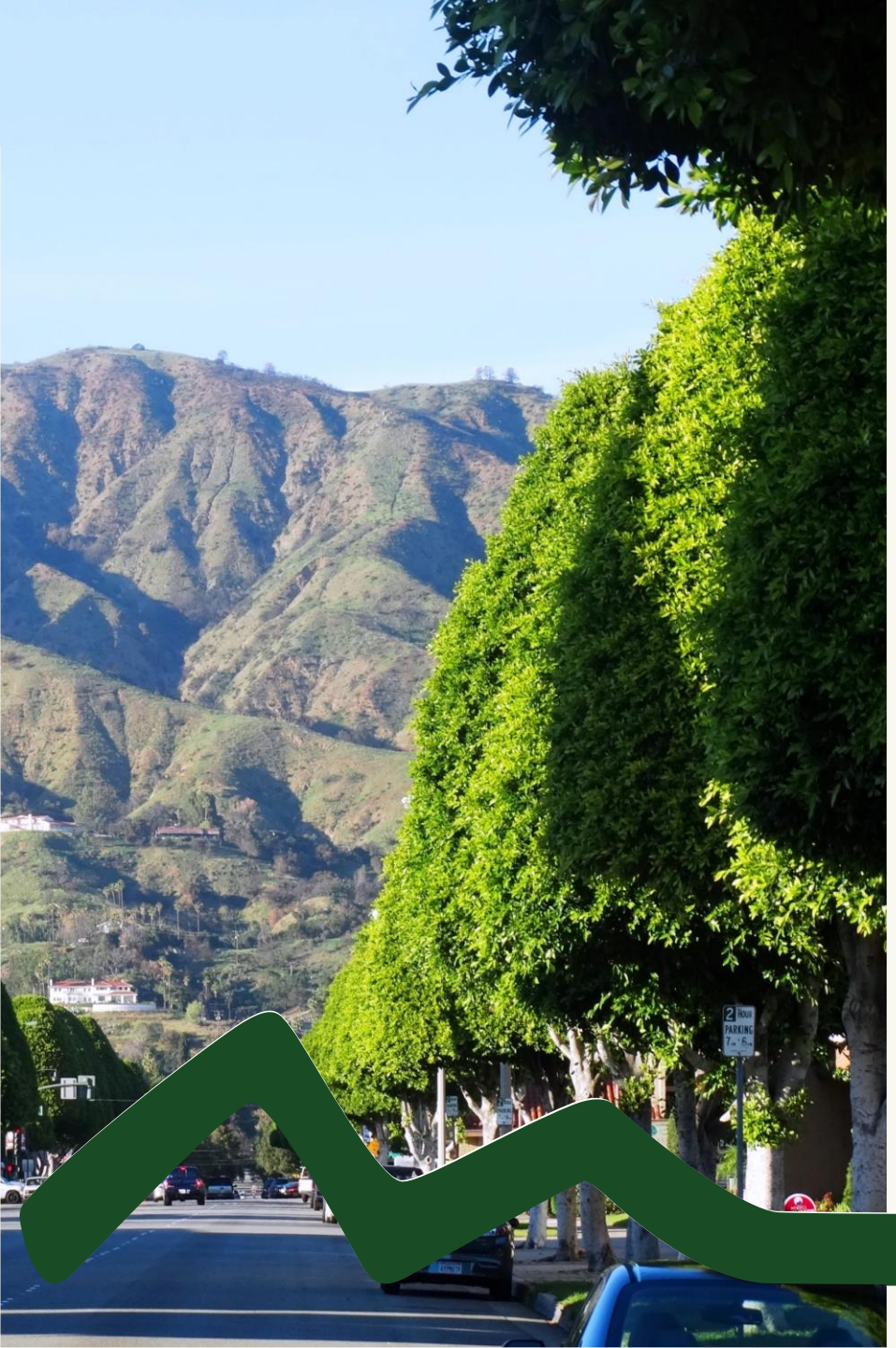
FUTURE OUTLOOK

CONTINUING COMMUNITY CONVERSATION

FACILITY MODERNIZATION IS ESSENTIAL FOR QUALITY SERVICE

- Past generations funded public safety & library via bonds
- We continue to plan for the future with civic center plans forthcoming, and Public Work's Yard plans underway
- Today's leaders must consider similar community investments for future generations of Glendorans
  - City has effectively spent existing resources
  - Significant successes with grant/appropriation awards
  - Continue to make generational investments

DESPITE THESE EFFORTS, WE ARE STILL FALLING BEHIND



RECOMMENDATIONS

That the City Council:

1. Receive a report on capital needs of City facilities, options to fund those needs, and election timelines; and
2. Provide direction to staff, as necessary.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**September 9, 2025**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Civic Center Update**		

RECOMMENDATION

That the City Council:

1. Receive a report on civic center renderings and cost estimates; and,
2. Provide direction to staff.

STRATEGIC FOCUS AREAS

- New + Revitalized Facilities
  - Action 3.1 City Council directs funding methodology on new or revitalized civic center
  - Action 3.3 Complete space planning assessment in coordination with citywide facility assessment
  - Action 3.4 Determine if the Civic Center should be a remodel or new build

EXECUTIVE SUMMARY

Over the past five years, Glendora has invested more than $50 million in parks, streets, and water infrastructure. Despite these efforts, many core facilities—including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Yard—require modernization. Deferred maintenance is estimated at $50 million, with more than $250 million needed to create modern, accessible workspaces for staff and community spaces for the public in all City facilities.

Community surveys show general support for a citywide facility bond, though current backing (53%) falls short of the two-thirds threshold required for a City-led effort; a citizen-led measure, however, may require only a simple majority.

In March 2025, the City Council directed staff to obtain cost estimates for a dedicated Civic Center project. The DLR Group has since provided renderings and rough order of magnitude (ROM) construction estimates of approximately $125 million. Staff now seeks City Council input and direction on the proposed Civic Center project.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past three years, many public meetings and discussions have been held on facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the ongoing community dialogue on city facility needs.

On January 10, 2023, the City Council awarded a contract to Myers Houghton and Partners, Inc. (MHP) to perform in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities.

On September 12, 2023, the City Council received an update on the results of the comprehensive water system assessment, including information on future water rates. The water assessment identified more than $350 million in projects needed over the next 30 years, with $30 million being programmed for completion over the first five years.

On January 9, 2024, the City Council held a discussion on a the MHP Library assessment/visioning analysis and discussed funding options. Following discussion, the City Council directed staff to complete an overall condition analysis of major City facilities and undertake a community survey soliciting public input on a possible revenue measure.

On January 30, 2024, the City Council approved a Master Joint Use Agreement with the Glendora Unified School District (GUSD). While the agreement largely stipulates use of existing facilities and services provided by the City, the agreement does provide for better maintenance of GUSD Facilities and outlines a partnership methodology for joint capital upgrades (i.e., Glendora High School Aquatics Center).

On August 27, 2024, the City Council was provided the results of a community survey on a potential citywide and/or Library specific revenue measure. The survey, completed by True North Research, documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). Additionally, the survey highlighted the two highest quality of life improvements in the City as improving infrastructure/roads (17.8%) and addressing homelessness (17.2%).

On November 5, 2024, the Statewide ballot measure – ACA 5 – ballot failed (55% no). The State measure would have lowered the threshold for issuing facility bonds for cities and related local agencies, from 66.6% (2/3) to 55% (same as schools).

On November 12, 2024, the City Council approved an agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project in an amount not to exceed $725,581. The City will need to identify an estimated $13-15 million for the construction portion of the project, which will rehabilitate existing space and add a new building to increase the usable space by 10,000 square feet.

On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately $50 million in current facility needs (e.g. new roofs, HVAC, etc.) that would largely keep City facilities as is. To significantly improve the City's facilities to a modern standard and better meet current and future operational needs, the estimated costs would total more than $250 million.

On March 11, 2025, the City Council was provided with a comprehensive report on City facility capital needs, deferred maintenance, cost increases in capital projects, and funding options. As part of the discussion, the City Council directed staff to return with more specific needs and cost estimates for the civic center, which includes, the Library, Police Department, City Hall, and parking.

DISCUSSION

The City of Glendora is committed to improving its quality of life, with recent Strategic Plans prioritizing investment in parks, trails, streets, sidewalks, water systems, and civic facilities. Community surveys consistently identify infrastructure and homelessness as the City's most pressing challenges. Over the past five years, more than $50 million has been invested in capital projects, including major park renovations, facility upgrades, and miles of street and water improvements.

Despite these efforts, decades of underinvestment have left the City with $50 million in deferred maintenance and over $250 million in needed modernization to create accessible, modern facilities for residents and staff. Funding these improvements remains difficult, as State and Federal support has declined and restrictions from Proposition 13 and related measures limit local resources.

While initial community surveys show 53% support for a citywide facility measure and 45% for a Library-specific measure, these levels fall short of the two-thirds voter approval required for a City-sponsored bond. A citizen-led initiative, however, may pass with a simple majority, offering the most viable path forward to address long-standing facility needs, including critical upgrades at the Library and other community spaces.

Past City Council actions noted in the Legislative History portion of this report offer detailed analyses of many aspects of the information noted above. To provide the community with as much detailed information as possible, the City Council directed staff to return with a comprehensive look at costs associated with a Civic Center project at its March 11, 2025 meeting. To this end, staff contracted with the DLR Group to provide renderings (Attachment A) and ROM cost estimates (Attachment B) for a Civic Center project that addresses the Library, Police Department, City Hall, Council Chambers, and parking.

Over the course of two months, City staff met with the DLR Group to discuss what a Civic Center project would entail. As part of its work, the DLR Group carried out a thorough evaluation of all existing civic center facilities. This included reviewing as-built plans, site visits, incorporating findings from the Library structural analysis and visioning exercise, analyzing space planning needs, and studying site constraints such as the grade change between Glendora Avenue and Vista Bonita. These technical evaluations were paired with broader community and urban design considerations, including the planned First/Last Mile improvements along Glendora Avenue and the City's overarching goal of ensuring the Civic Center campus more directly relates to the street. This effort was intended to strengthen the physical and visual connection between the Glendora Village and the Metro A Line station, bridging a key corridor.

The conceptual design takes inspiration from Glendora's historic 1921 City Hall, using it as an architectural reference point. At the same time, the vision balances this reference point with the community's desire for a future-ready flexible facilities that will serve residents for the next century. The resulting architectural style blends classic civic character with contemporary amenities and design standards.

A central focus of the conceptual plan is the maximization of public space. The design incorporates a new and improved plaza area at the heart of the campus, envisioned as a flexible and vibrant gathering place. This plaza could host a wide range of community events and programs throughout the year, strengthening the Civic Center's role as both a functional seat of government and a lively public destination.

While the renderings present an exciting vision, it is important to note that this is only a conceptual plan based on identified needs and opportunities for the Civic Center campus only - it is not a part of any other visioning plan, nor are any outlying buildings a part of this effort. For the project to move forward, it will require additional vetting, further refinement, and most importantly, robust public feedback and support. This concept serves as a starting point for community conversation, giving residents and stakeholders a shared framework to react to, discuss, and shape.

Recently, City staff met with a small group of residents who are interested in the City's efforts to improve its civic facilities. At that meeting, the conceptual renderings and a rough cost estimate were shared to get some early feedback before bringing the information to the full City Council in a public setting. It was explained that these materials were still in conceptual/draft form and not yet ready for wide release. Unfortunately, they were shared publicly ahead of schedule, and some of the information included was incomplete or inaccurate and lacked the proper context.

FISCAL IMPACT

After decades of underinvestment, the City has made over $50 million in improvements in the past five years, including water projects, new streets and sidewalks, major park renovations, and facility upgrades. While these investments have greatly improved quality of life, rising capital costs and the continued deterioration of aging facilities—such as the civic complex, public works yard, Library, City Hall, and Police Department—require the City to consider new funding strategies.

Since Proposition 13, the City has had limited financial flexibility to fund major facility projects. Over the past three years, staff have undertaken structural assessments, space planning, and community visioning to better understand facility needs. Moving forward, meaningful community engagement will be essential as leaders explore the possibility of a facility bond to replace and modernize critical infrastructure, much like City leaders did more than 50 years ago to support future generations.

As part of its work, the DLR Group prepared a rough order of magnitude (ROM) cost estimate for the conceptual project (Attachment B). The estimate places total construction cost at approximately $125 million. This figure accounts for premiums related to phasing and occupancy, as well as escalation costs to the anticipated midpoint of construction in 2028. It is important to note that this is a preliminary ("high-level") estimate intended to provide a sense of scale for the project. Actual project costs will continue to be refined based on the feedback received and market conditions.

ENVIRONMENTAL DETERMINATION
CEQA is not applicable to the recommendations included in this agenda item.

Prepared By	Moises Lopez, Assistant City Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Not Applicable
CEQA Review	Not Applicable

Attachments

A_Conceptual_Renderings.pdf
B_Rough_Order_of_Magnitude_Cost_Estimates.pdf
C_PowerPoint_Civic_Facility_Capital_Needs_Update.pdf

CITY OF GLENDORA - CIVIC REVITALIZATION PROJECT

ILLUSTRATIVE PLAN

NORTHWEST AERIAL VIEW
(GLENDORA AVE AND FOOTHILL BLVD)

DLRGROUP Kimley»Horn

SOUTHWEST VIEW
(GLENDORA AVE)

DLRGROUP Kimley»Horn

PLAZA AND AMPHITHEATER VIEW

DLRGROUP Kimley»Horn

PLAZA AND AMPHITHEATER AERIAL VIEW
(VISTA BONITA ST)

DLRGROUP Kimley»Horn

HLCM

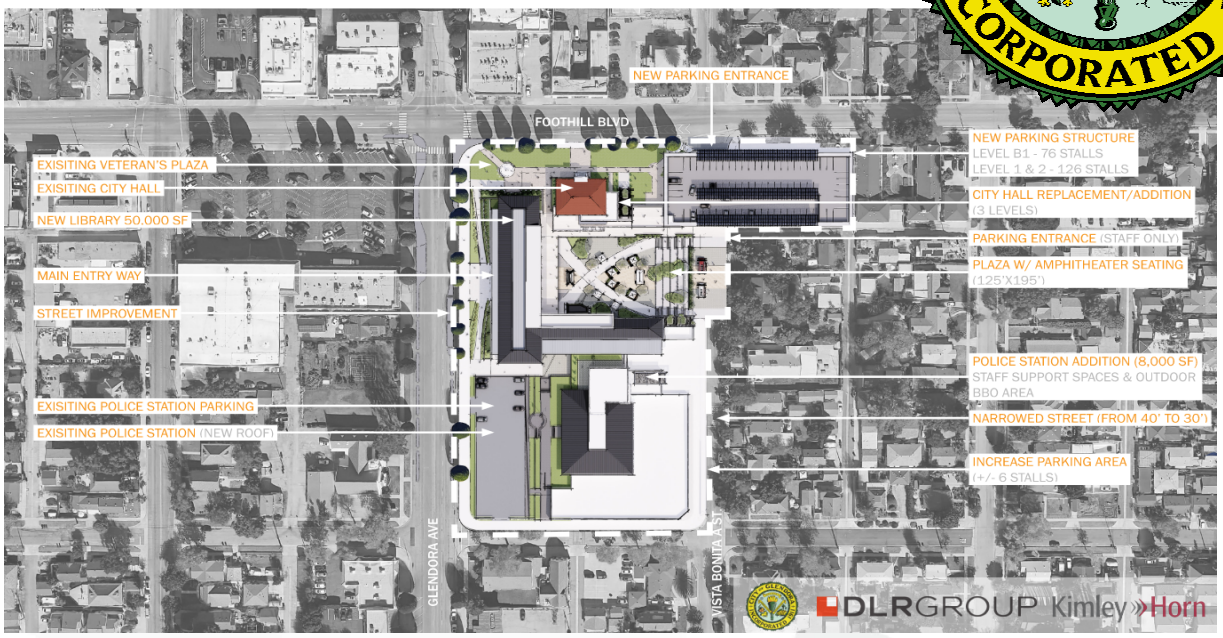
HLCMINC.COM

Building Partnerships

ROM Cost Estimate

August 15, 2025

City of Glendora
Civic Revitalization
Glendora, CA



Prepared for DLR Group

Arizona | California | Florida | Hawaii | Idaho | Nevada | Oregon | Texas | Washington

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based on ROM diagrams dated August 1, 2025, along with verbal and written guidance from the design team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

1)	General Conditions	Included in unit costs	
2)	Overhead and Profit (OH&P)	Included in unit costs	
3)	Bonds & Insurance	Included in unit costs	
4)	Design Contingency	Included in unit costs	
5)	Phasing / Occupancy Premium	10.00%	
6)	Escalation to MOC, 07/08/28	15.26%	Construction start January 2027 with 36 months duration
	Escalation projections per annum:		
	2025	5.00%	
	2026	5.00%	
	2027	5.00%	
	2028	5.00%	

EXCLUSIONS

The following items are excluded in this estimate.

1) Professional fees, inspections and testing.
2) Escalation beyond the midpoint of construction, July 2028.
3) FF and E, unless specifically referenced in this estimate.
4) Plan check fees and building permit fees.
5) Construction/Owner's contingency costs.
6) Construction management fees.
7) Soft costs.
8) Hazardous material removal.
9) Asbestos abatement / hazardous material removal.
10) Off-site work.
11) Night time and weekends work.
12) Accelerated construction schedule.
13) Hazardous material removal.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

1) Unforeseen sub-surface condition.
2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
3) Sole source procurement.
4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
3) This estimate assumes design-bid-build delivery method.

City of Glendora
Civic Revitalization
Glendora, CA
ROM Cost Estimate **08/15/25**

CONSTRUCTION COST SUMMARY

Scope Elements	Area	Cost / SF	Total
MAJOR RENOVATION OF HISTORIC EXISTING CITY HALL BUILDING, ALLOWANCE	8,000 SF	$500.00	$4,000,000
NEW CITY HALL BUILDING, 3-STORY STEEL STRUCTURE, ALLOWANCE	9,000 SF	$975.00	$8,775,000
NEW LIBRARY BUILDING, 2-STORY STEEL STRUCTURE INCLUDING PV/BESS, ALLOWANCE	50,000 SF	$850.00	$42,500,000
MINOR MODERNIZATION OF EXISTING PD BUILDING INCLUDING NEW ROOF, ALLOWANCE	16,115 SF	$425.00	$6,848,875
NEW POLICE DEPARTMENT BUILDING, 2-STORY STEEL STRUCTURE INCLUDING EMERGENCY GENERATOR, ALLOWANCE	8,000 SF	$1,150.00	$9,200,000
NEW 3-STORY PARKING STRUCTURE WITH ONE LEVEL SUBTERRANEAN	202 STALLS	$45,000.00	$9,090,000
SOLAR CARPORT SHADE STRUCTURES, ALLOWANCE	30,000 SF	$100.00	$3,000,000
SITE DEVELOPMENT	260,000 SF	$58.57	$15,229,004
PHASING / OCCUPANCY PREMIUM			$9,864,288
ESCALATION TO MOC, 07/08/28			$16,556,078
TOTAL ESTIMATED CONSTRUCTION COST			**$125,063,245**

Option A: New Civic Center (One Phase)

City of Glendora
Civic Revitalization
Glendora, CA
ROM Cost Estimate

08/15/25

Civic Revitalization Detail Elements

Element	Quantity	Unit	Unit Cost	Total
City Hall				
Major renovation of historic existing city hall building, allowance	8,000	sf	$500.00	$4,000,000
New City Hall Building, 3-story steel structure, allowance	9,000	sf	$975.00	$8,775,000
Library				
New Library Building, 2-story steel structure including PV/BESS, allowance	50,000	sf	$850.00	$42,500,000
Police Department				
Minor modernization of existing PD building including new roof, allowance	16,115	sf	$425.00	$6,848,875
New Police Department Building, 2-story steel structure including emergency generator, allowance	8,000	sf	$1,150.00	$9,200,000
Parking Structure				
New 3-story parking structure with one level subterranean	202	stalls	$45,000.00	$9,090,000
Solar carport shade structures, allowance	30,000	sf	$100.00	$3,000,000
Site Development				
Temporary protections, traffic control and construction access, allowance	1	ls	$350,000.00	$350,000
Site demolition (clear and grub including lots of trees), allowance	260,000	sf	$1.00	$260,000
Building demolition (library), allowance	27,600	sf	$25.20	$695,520
Earthwork and erosion control	260,000	sf	$2.80	$728,000
Soil remediation, not included				Excluded
Site electrical service and distribution, allowance	260,000	sf	$10.00	$2,600,000
Site lighting	260,000	sf	$2.00	$520,000
Site low voltage including data and security	260,000	sf	$0.65	$169,000
Parking Lot including landscape islands, hardscape, curbs, EV charging and infrastructure, allowance	46,970	sf	$32.00	$1,503,040
Hardscape and landscape including offsite, allowance	83,540	sf	$33.60	$2,806,944
Plaza including amphitheater seating, allowance	24,375	sf	$100.00	$2,437,500
Re-work Vista Bonita St including new parking spaces, allowance	10,000	sf	$65.00	$650,000
Signage and specialties	260,000	sf	$0.50	$130,000
Fencing and gates (including security fencing at perimeter), allowance	1	ls	$1,085,000.00	$1,085,000
Trash enclosure including shade structure over top, allowance	1	ea	$189,000.00	$189,000
Site utility upgrades, allowance				
Fire water	260,000	sf	$0.50	$130,000
Domestic water	260,000	sf	$0.75	$195,000
Sanitary sewer	260,000	sf	$1.00	$260,000
Gas, not required				Excluded
Storm drain	260,000	sf	$2.00	$520,000
Subtotal				$98,642,879
Phasing / Occupancy Premium	10.00%			$9,864,288
Subtotal				$108,507,167
Escalation to MOC, 07/08/28	15.26%			$16,556,078
			TOTAL =	***$125,063,245***

CIVIC CENTER UPDATE

CITY COUNCIL

SEPTEMBER 9, 2025

CITY MANAGER'S OFFICE

STRATEGIC FOCUS AREAS

Goal 3: New + Revitalized Facilities

- **Action 3.1: Funding methodology for Civic Center**
- **Action 3.3: Complete space planning assessment**
- **Action 3.4: Remodel vs. new build decision**

EXECUTIVE SUMMARY

- $50M invested in infrastructure over past 5 years
- $50M deferred maintenance + $250M modernization need
- Community survey: 53% support (below 2/3 threshold)
- Citizen-led initiative could pass with majority
- DLR Group renderings & ROM estimate: $125M

LEGISLATIVE HISTORY/PREVIOUS ACTIONS

➢ **January 2023**	Library assessment (MHP)
➢ **September 2023**	Water system assessment ($350M need)
➢ **January 2024**	Library funding discussion & survey
➢ **August 2024**	Survey: 53% support citywide measure
➢ **November 2024**	ACA 5 failed (bond threshold)
➢ **February 2025**	$50M deferred maintenance, $250M modernization need
➢ **March 2025**	Comprehensive update on capital project costs, revenue measures, and facility needs. City Council requested Civic Center cost estimates

Glendora

DISCUSSION

- Glendora invested $50M in capital projects in 5 years
- Facilities remain outdated and inefficient
- DLR Group conceptual plan: Library, Police, City Hall, Parking
- Design blends 1921 City Hall style with modern needs
- New plaza as public hub linking Village & Metro A Line
- Early drafts circulated prematurely; need structured review

PROJECT DETAILS

- **City Hall**
  - 1921 Building renovated
  - 9,000 square foot addition
- **Library**
  - New Building
  - 50,000 square foot
- **Plaza**
  - Amphitheater Seating
  - 24,000 square feet
- **Police Station**
  - 8,000 square foot addition
  - Six additional parking spaces
- **Parking Garage**
  - Three levels (one below grade)
  - 202 total parking spaces

Glendora

Glendora

LIBRARY

FISCAL IMPACT

- Estimated construction cost: $125M (ROM, 2028 midpoint)
- Funding limited by Prop 13 restrictions
- Facility bond or similar revenue measure may be necessary
- Balance $50M deferred maintenance with $250M modernization need

RECOMMENDATIONS

That the City Council:

1. Receive a report on the civic center renderings and cost estimates; and,

2. Provide direction to staff.

DLRGROUP
Kimley»Horn
CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT

GLENDORA
LIBRARY

GLENDORA
LIBRARY

LIBRARY

RARY

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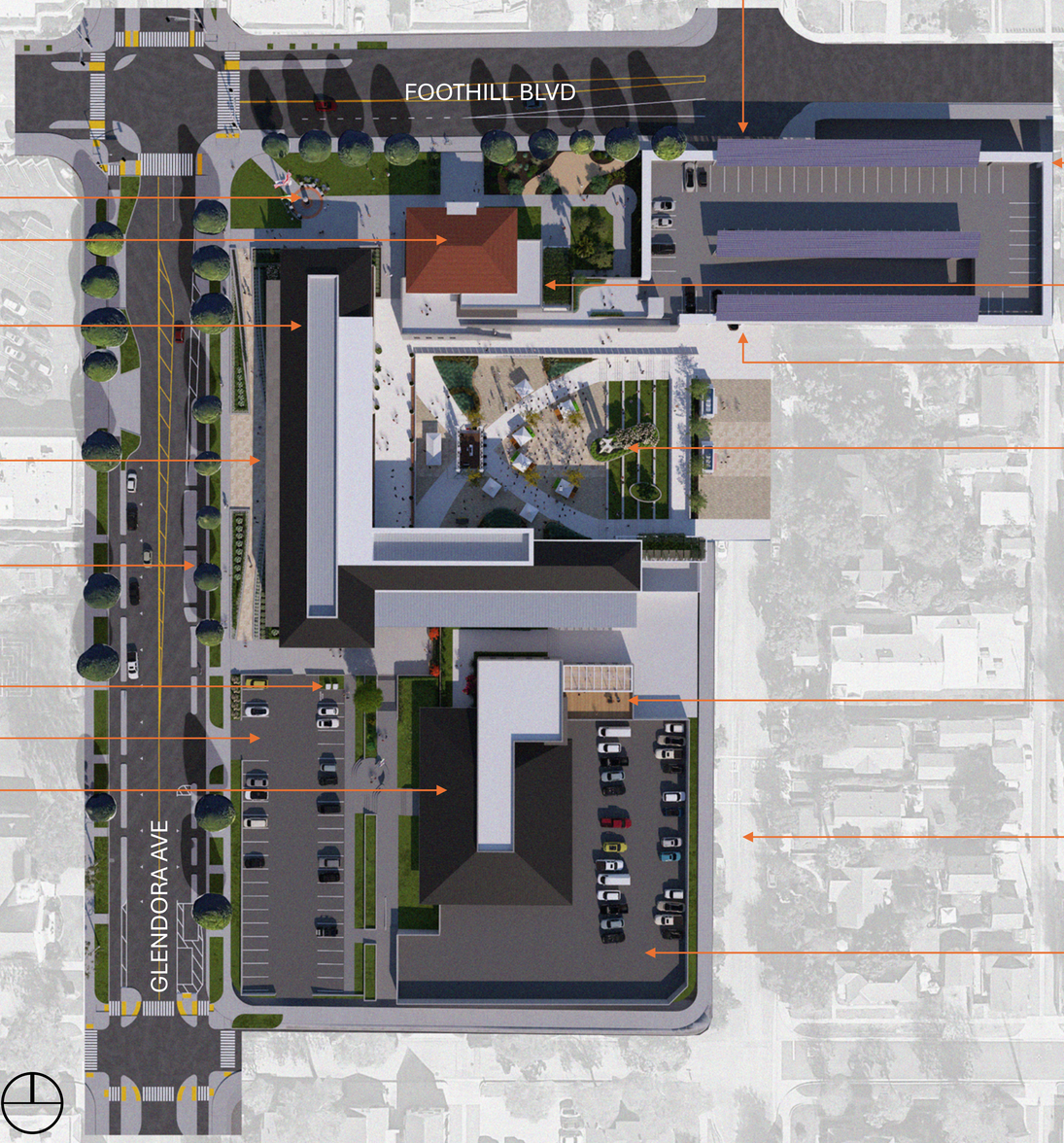
ILLUSTRATIVE SITE PLAN



PARKING ENTRANCE
(PUBLIC ENTRY)

EXISTING VETERAN'S PLAZA

EXISTING CITY HALL

NEW LIBRARY (50,000 SF)

MAIN ENTRY (PORTAL)

STREET IMPROVEMENT (NOT IN SCOPE)

BOOK DROP-OFF

EXISTING POLICE STATION PARKING LOT

EXISTING POLICE STATION (NEW ROOF)

NEW PARKING STRUCTURE
LEVEL 1 & 2 – 126 STALLS
LEVEL B1 – 76 STALLS

CITY HALL EXPANSION/REPLACEMENT
3 LEVELS (9,000 SF)

PARKING ENTRANCE
(STAFF ONLY ENTRY)

PLAZA W/ AMPHITHEATER SEATING
(125' x 195')

POLICE STATION ADDITION
STAFF SUPPORT SPACE & OUTDOOR
BBQ AREA (8,000 SF)

NARROWED STREET
(FROM 40' TO 30')

INCREASED PARKING AREA
(+/- 6 STALLS)

PROJECT PROGRAM DISTRIBUTION DIAGRAM

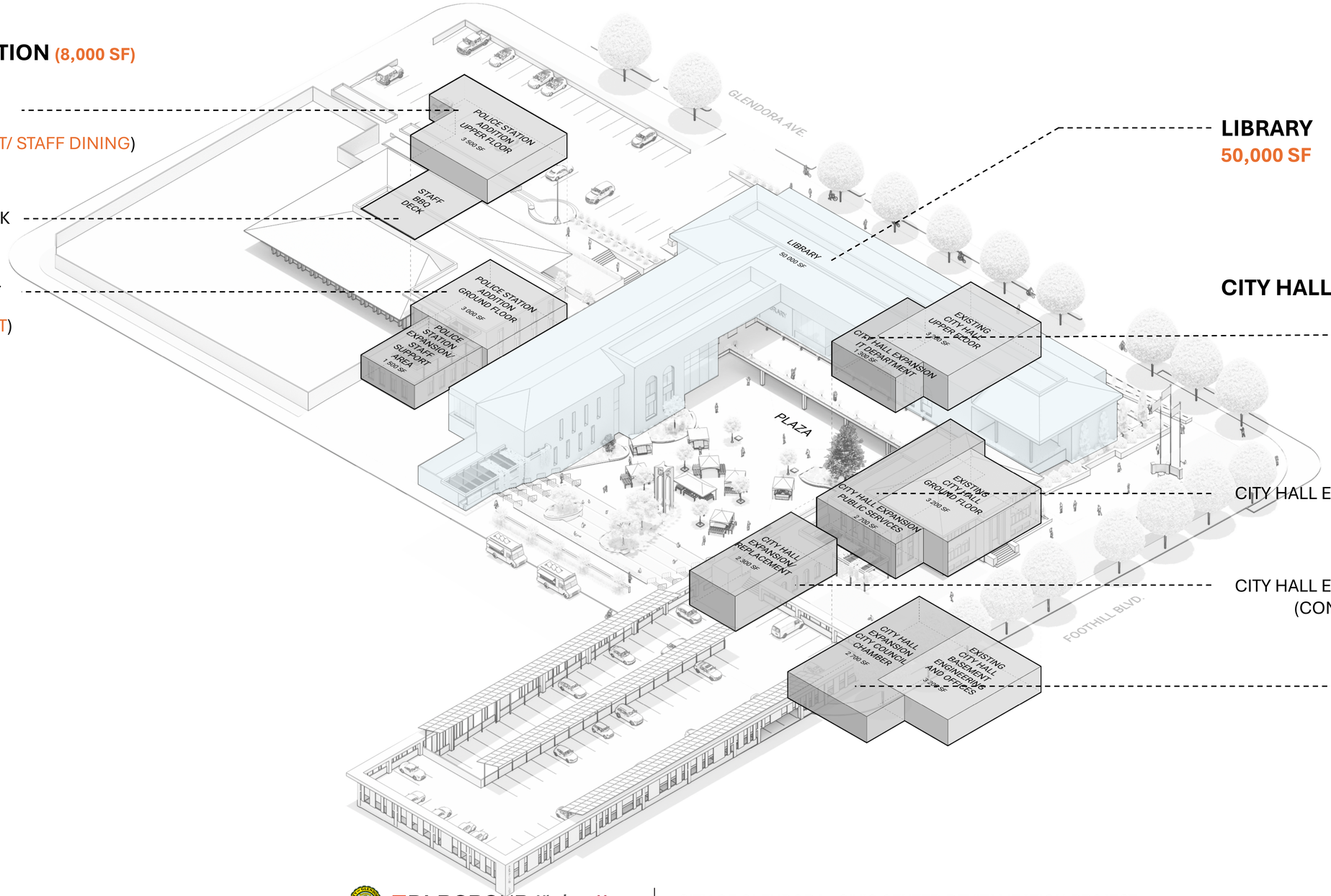
LIBRARY – CITY HALL EXPANSION/REPLACEMENT – POLICE STATION ADDITION

POLICE STATION (8,000 SF)

UPPER LEVEL ADDITION (STAFF SUPPORT/ STAFF DINING) **3,500SF**

STAFF BBQ DECK

GROUND LEVEL ADDITYION (STAFF SUPPORT) **4,500 SF**



LIBRARY
50,000 SF

CITY HALL (DEMO **8,000 SF, ADDITION 9,000SF**)

CITY HALL EXPANSION **1,300 SF**
(IT DEPARTMENT)
UPPER FLOOR

CITY HALL EXPANSION/ REPLACEMENT **2,700 SF**
(PUBLIC SERVICES)
GROUND FLOOR

CITY HALL EXPANSION/ REPLACEMENT **2,300 SF**
(COMMUNITY RETAIL / MEETING ROOMS)

CITY HALL EXPANSION **2,700 SF**
(CITY COUNCIL CHAMBER)
PLAZA LEVEL

3D BLOCKING & STACKING DIAGRAM

LIBRARY

PUBLIC & PRIVATE MEETING ROOMS (1)
3,200 SF

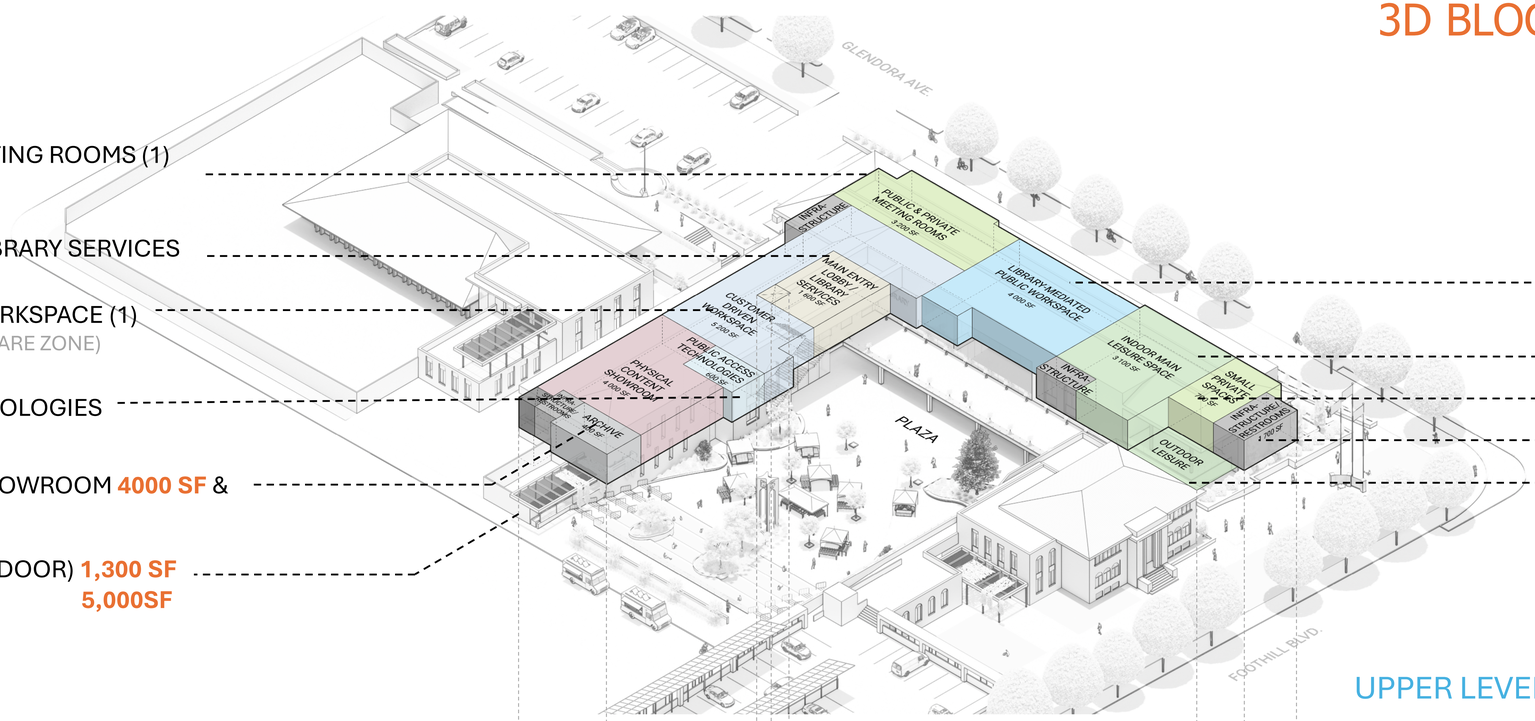
MAIN ENTRY LOBBY / LIBRARY SERVICES
1,600 SF

CUSTOMER DRIVEN WORKSPACE (1)
(PUBLIC DISPLAY / TECH SHARE ZONE)
5,200 SF

PUBLIC ACCESS TECHNOLOGIES
600 SF

PHYSICAL CONTENT SHOWROOM **4000 SF** &
ARCHIVE **400 SF**

INFRASTRUCTURE (OUTDOOR) **1,300 SF**
+ MECHANICAL ROOF **5,000SF**



UPPER LEVEL (+8’-12’)

LIBRARY-MEDIATED PUBLIC WORKSPACE
4,000 SF

INDOOR MAIN LEISURE SPACE **3,100 SF**

SMALL PRIVATE SPACES (2) **700 SF**

INFRASTRUCTURE **1,700 SF**

OUTDOOR LEISURE **700 SF**

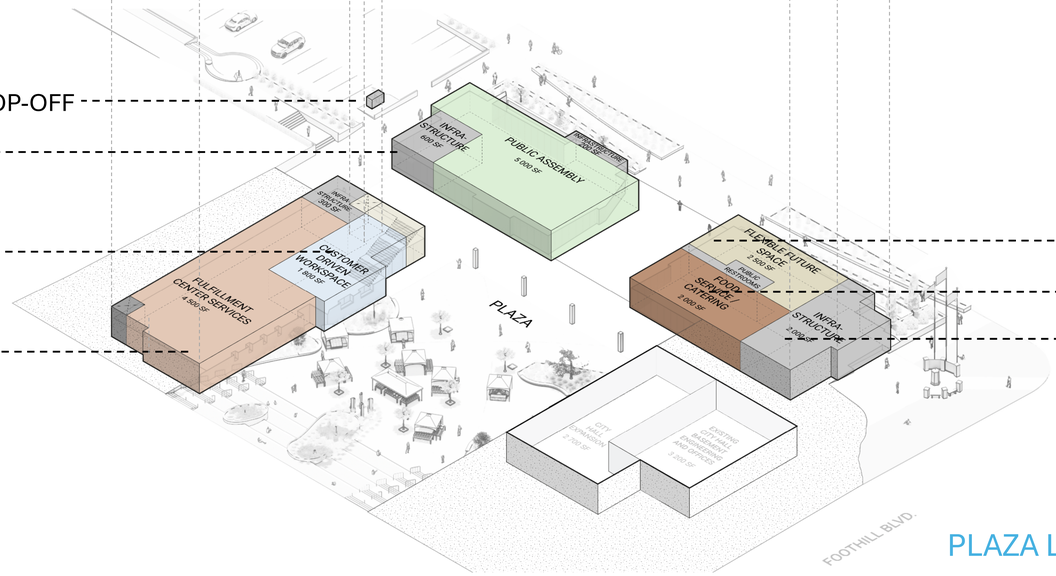
PUBLIC ASSEMBLY
5,000 SF

INFRASTRUCTURE **600 SF**

BOOK DROP-OFF

CUSTOMER DRIVEN WORKSPACE (2)
(WORK STUDY ZONE)
1,800 SF

FULFILLMENT CENTER SERVICES
4,500 SF



PLAZA LEVEL (-4’)

FLEXIBLE FUTURE SPACE **2,500 SF**

FOOD SERVICE / CATERING **2,000 SF**

INFRASTRUCTURE **2,000 SF**

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The City of Glendora's City Attorney has prepared the following ballot title and summary of the chief purpose and points of the proposed measure pursuant to California Elections Code section 9203.

BALLOT TITLE

An Initiative Ordinance Authorizing a Special Parcel Tax to Fund the Construction, Repair, Rehabilitation, and Improvements to Facilities and Buildings Owned by the City of Glendora

SUMMARY

The proposed measure would authorize the City of Glendora ("City") to levy and collect a special parcel tax in order to fund the construction, repair, improvement, and rehabilitation, of buildings and facilities owned by the City, including the Police Department, parks and community facilities, the City Library, City Hall, the City public works yard and transportation yard, and other existing or future City-owned facilities.

The measure would authorize the City Council to levy a special parcel tax on all properties within the City, subject to the maximum rates and exemptions set forth below. Each year, commencing on July 1, 2027, the City Council may determine whether to levy the tax and the amount of the tax to be levied, but such tax amounts cannot exceed the Maximum Special Parcel Tax rate (as defined below).

The "Maximum Special Parcel Tax" rates for fiscal year 2027–2028 are as follows:

- Single-Family Residential Parcels: $0.19 per square footage of buildings and structures located on such parcel(s).
- Single-Family Attached Residential Parcels (i.e., residential development of up to 4 units, including ADUs, JADUs, and SB9 units): $0.19 per square footage of buildings and structures located on such parcel(s).
- All Other Developed Parcels (i.e., multifamily residential development of 5 units or more, commercial developments, and other properties developed for non-residential purposes): $0.27 per square footage of buildings and structures located on such parcel(s).
- Vacant Parcels: $150 per parcel.

Beginning in fiscal year 2028–2029, the Maximum Special Parcel Tax rates shall increase by 2 percent annually. The special parcel tax actually levied in any year by the City shall be determined pursuant to a resolution adopted by the City Council, but shall not exceed the applicable Maximum Special Parcel Tax rates for such year.

Parcels owned by governmental entities and parcels otherwise exempt from ad valorem property taxation under state law are exempt from the special parcel tax. The City Council may adopt additional exemptions as permitted by law.

The measure authorizes the City to levy the special parcel tax for a period of 35 years. After the 35-year period, the Maximum Special Parcel Tax will be automatically reduced by one-half unless the voters approve an amendment or otherwise determine to discontinue the tax.

The measure provides that the tax will be collected by the County Tax Collector in the same manner as ad valorem property taxes, including the same penalties, procedures, sale, and lien priority in cases of delinquency. All revenues generated from the tax must be deposited into a special fund and used solely for authorized purposes, including planning, engineering, financing, audits and administration. Funds may not be used for general City staff salaries, except for staff working exclusively on authorized projects. Oversight requirements include a City Council appointed citizens' oversight committee, annual public reporting, and an independent annual performance audit. Property owners may appeal the calculation or application of the tax through a City-administered appeal process.

Passage of this measure requires the affirmative vote of a simple majority (50% +1) of qualified voters.

Dated: December 22, 2025

Danny Aleshire
City Attorney
City of Glendora

ATTACHMENT I

RECEIVED
DEC 11 2025
CITY CLERKS OFFICE
CITY OF GLENDORA

INITIATIVE MEASURE TO BE SUBMITTED TO THE VOTERS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GLENDORA, AMENDING TITLE 3 (REVENUE AND FINANCE) OF THE GLENDORA MUNICIPAL CODE IN ORDER TO ADOPT A SPECIAL PARCEL TAX TO FUND THE CONSTRUCTION, REPAIR, IMPROVEMENTS, AND REHABILITATION OF CITY FACILITIES

WHEREAS, pursuant a petition signed by residents in the City of Glendora ("City"), California Constitution Article II, Sections 9200 et. seq. of the California Elections Code (the "Law") the City is authorized to call an election for the proposition of incurring a special parcel tax to finance improvements to certain public infrastructure of the City; and

WHEREAS, this Ordinance, if adopted, proposes a special parcel tax measure initiated by a citizen committee, to finance the costs for the construction, repair, improvements, and rehabilitation to certain facilities owned by the City as further described in this Ordinance.

THE PEOPLE OF THE CITY OF GLENDORA DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1: PURPOSES

The People of the City of Glendora ("City") desire the City to undertake certain public infrastructure improvements consisting of the repair, improvements, construction and/or rehabilitation of the following City facilities: the Glendora Police Department, City parks and community facilities, the Glendora Library, the Glendora City Hall, and the City public works yard and transportation yard.

It is the intent of the People of the City of Glendora in adopting this Ordinance to provide for a parcel tax, to be imposed as a special tax solely for the above-described improvements to the City Facilities (as defined specifically herein). The People of the City of Glendora hereby declare that providing additional funding to ensure the appropriate level of funding for the City Facilities through a special parcel tax for the purposes set forth in this Ordinance constitutes a municipal affair. The People of the City hereby further declare their desire for this Ordinance to coexist with any similar tax measures adopted by the City, County of Los Angeles, or the State of California.

SECTION 2: AMENDMENTS TO THE GLENDORA MUNICIPAL CODE

The Glendora Municipal Code ("GMC") is hereby amended by adding a new Chapter 3.56 to read in its entirety as follows:

"CHAPTER 3.56 CITY FACILITIES IMPROVEMENT TAX

SECTION 3.56.010 TITLE

The Ordinance codified in this chapter shall be known as the "Glendora City Facilities Improvement and Construction Tax Ordinance".

SECTION 3.56.020 AUTHORITY

This Ordinance is enacted in accordance with the authority granted by Article II, Section 11 of the California Constitution and California Elections Code section 9200 *et seq*. This Ordinance is initiated by citizens of the City of Glendora under the initiative power. Under currently law, California Cannabis Coalition v. City of Upland (2017) and subsequent cases such as City of Fresno v. Fresno Building Healthy Communities (2020), tax measures initiated by citizens may pass with a majority voter threshold. The parcel tax authorized herein is a special tax, and is not an ad valorem property tax. To the extent that the California Constitution or state law is amended on or after the date that this Ordinance is passed by voters to change or create additional voting requirements in order to implement or to continue to implement this Ordinance, the People of Glendora declare their intent that such amendments should be applied prospectively only and not apply to, or in any way affect, this Ordinance.

SECTION 3.56.030 PURPOSES

The purpose of this chapter is to provide a method of financing the Improvements to the City Facilities, as defined herein.

SECTION 3.56.040 DEFINITIONS

"Assessor's Parcel" means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County.

"Assessor's Parcel Number" means an identification number assigned to a parcel by the County Assessor of the County.

"Building(s)" shall mean any structure having a roof supported by columns or by walls and designed for shelter or housing of any person, chattel or property of any kind. The word "Building" shall include the term "Structure" as defined herein.

"City" means the City of Glendora.

"City Facilities" means the Glendora Police Department, City parks and community facilities the Glendora Library, the City Hall, the City public works yard and/or the transportation yard, and any other existing or future structures owned by the City and used by Glendora staff or residents.

"County" means the County of Los Angeles.

"Fiscal Year" means the period from and including July 1st of any calendar year until June 30 of the following calendar year. For reference, County property taxes for a fiscal year, are, pursuant to current state law collected in two equal installments which become delinquent on December 10 and April 10 of the Fiscal Year.

"Improvements" means the construction, reconstruction, repair, improvement, rehabilitation, furnishing, and equipping of the City Facilities.

"Maximum Special Parcel Tax" shall have the meaning given thereto in Section 3.56.050.

"Other Developed Parcel(s)" means any Property used for multi-family (five (5) or more) residential units, commercial, and/or other non-residential purposes.

"Property(ies)" means a lot or a parcel of land or any parcel with an Assessor's Parcel Number or, if no number, clearly identifiable as a parcel as determined by the City Engineer by May 1 of the year preceding the Fiscal Year in which the tax will be levied.

"Property Category" means the applicable classification assigned herein to Property within the City based on its use (i.e., either a Single Family Residential Parcel, a Single Family Residential Parcel Attached, an Other Developed Parcel, or a Vacant Parcel).

"Single Family Residential Parcel" means a Property which is improved with one residential unit. A Single Family Residential Parcel shall include any Property which is improved with one primary dwelling unit and all applicable accessory dwelling units, including junior accessory dwelling units and applicable SB9 units.

"Single Family Residential Parcel Attached" means a Property with is improved with a residential unit that is attached to another residential unit in a group of four or less. Any residential unit that is attached to more than three additional residential units, shall be considered multi-family housing and will be included in the definition of "Other Developed Parcels". The term, Single Family Residential Parcel Attached will include any Property which is improved with one primary dwelling unit and all applicable accessory dwelling units, including junior accessory dwelling units and applicable SB9 units.

"Special Parcel Tax" means the special parcel tax levied on Properties in the City pursuant to the terms of this chapter.

"Square Footage" shall mean the total gross horizontal areas of all floors, including usable basement and cellars, below the roof and within the out surface of the main walls of buildings (or the center lines of party walls separating such buildings or portions thereof) or within lines drawn parallel to and two feet within the roof line of any building or portion thereof without walls.

"Structure(s)" shall mean anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

"Vacant Parcel" means a Property that is not improved with any Building, Structure, or other development.

SECTION 3.56.050 MAXIMUM TAX RATE/METHOD OF ASSESSMENT

(1) Maximum Rate: Each Fiscal Year commencing in Fiscal Year 2027, each Assessor's Parcel / Property within the City shall be subject to a maximum Special Parcel Tax in the amounts set forth below (each, as applicable, the "Maximum Special Parcel Tax").

A. Single Family Residential Parcels: the City Council is hereby authorized to impose a Special Parcel Tax in the amount of $0.19 per Square Footage of any Buildings located on a Single-Family Residential Parcel.

B. Single Family Residential Parcels Attached: the City Council is hereby authorized to impose a Special Parcel Tax of $0.19 per Square Footage of any Buildings located on a Single-Family Residential Parcel Attached.

C. Other Developed Parcels: the City Council is hereby authorized to impose a Special Parcel Tax of $0.27 per Square Footage of any Buildings located on any Other Developed Parcels.

D. Vacant Parcels: the City is hereby authorized to impose a Special Parcel Tax of $150 per parcel of Property that is a Vacant Parcel.

The Maximum Special Parcel Tax shall increase annually on July 1 of each Fiscal Year commencing in Fiscal Year 2028 by two percent (2%) per Fiscal Year.

(2) Annual Levy: The City Council of the City may levy a Special Parcel Tax annually by resolution on all non-exempt Properties in the City. In any Fiscal Year, the City Council, may by resolution levy at a rate lower than the Maximum Special Parcel Tax; provided however that, the Maximum Special Parcel Tax shall continue to increase as provided in subsection (1) above.

(3) Apportionment: Unless exempt, every Property in the City shall be subject to the Special Parcel Tax at the same rate assigned for the applicable Property Category.

SECTION 3.56.060 EXEMPTIONS; REFUNDS AND ADJUSTMENTS

(1) The following Properties shall be exempt from the tax provided by this chapter.

(a) Properties which are owned by, encumbered by, or restricted in use by the State of California, Federal or other local governments or agencies, including school districts, water districts, the City of Glendora, and other governmental agencies; and

(b) Properties which are exempted from ad valorem property taxes by law.

(2) The City Council may, from time to time, by ordinance adopt exemptions to the Special Parcel Tax set forth herein to the extent such exemptions are consistent with applicable law. The City Council shall establish the procedures and guidelines for Property owners to apply for, and be granted, the exemptions identified in this section, and other terms regarding the provisions for claiming certain exemptions. Examples of possible exemptions may include, but are not limited to churches / places of worship, senior housing, and/or affordable / low-income housing. The City Council may add temporary or permanent exemptions to the Special Parcel Tax but may not remove or narrow exemptions permitted by this Ordinance. The City Council may not increase the tax burden on any taxpayer category except as permitted by this Ordinance without a vote of the electorate.

(3) The City Council may, by ordinance or resolution, establish procedures and guidelines relating to refunds, adjustments, delinquencies, appeals, and other processes and procedures for the administration of the Special Parcel Tax.

SECTION 3.56.070 COLLECTION

Pursuant to California Government Code Section 53087.4, any Special Parcel Tax authorized under this chapter shall be collected by the tax collector of the County. The Special Parcel Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, the City Council of the City may authorize the collection of the Special Parcel Tax at a different time or in a different manner as allowed by law.

Any charges made by the tax collector of the County shall be paid out of funds deducted from the gross proceeds of the Special Parcel Tax.

The amount of any Special Parcel Tax, penalty, and interest imposed by this Ordinance will be deemed a debt to the City. Any owner of a Property that owes money under the provisions of this Ordinance, and to the extent the money is not collected through the tax collector of the County, will be liable to the City for the recovery of such amount.

In any Fiscal Year, the City may elect not to have the Special Parcel Tax collected by the County tax collector. In such case, the City shall bill, administer and collect the Special Parcel Tax directly, and the Finance Director of the City shall develop billing procedures for billing the Special Parcel Tax directly in the event the City determines to bill the tax directly.

SECTION 3.56.080 INCREASE APPROPRIATIONS LIMIT

Pursuant to California Constitution Article XIII B, the appropriations limit for the City will be increased by the aggregate sum collected by levy of the Special Parcel Tax in each of the years covered by this chapter.

SECTION 3.56.090 FUNDING AND EXPENDING PROCEEDS; REPORTING

Proceeds of the Special Parcel Tax levied under this chapter shall be deposited into a special fund dedicated to the Improvements for the City Facilities and the eligible expenses and costs set forth in this section.

Monies in such special fund may be expended for the following purposes: (a) financing, planning, engineering, and legal fees incurred with respect to the Improvements for the City Facilities, (b) all costs of the Improvements to the City Facilities, (c) financing the Improvements to the City Facilities; including issuance of bonds, loans, contracts, service agreements, leases, installment sale agreements or other obligations or indebtedness secured by the Special Parcel Tax revenues ("Obligations"), and (d) costs of administering this chapter and the Special Parcel Tax

provided for herein, including (i) any audit with respect to the use of the monies in the special fund, (ii) any reporting obligation with respect to the Special Parcel Tax, the Improvements, the City Facilities, and/or the monies in the special fund, (iii) costs associated with developing ordinances, resolutions, and regulations to implement the provisions of this chapter, (iv) costs associated with the collection of the Special Parcel Tax through the County or by any other method of collection of the Special Parcel Tax as may be approved by the City Council, and (v) cost associated with administering, monitoring, and enforcing the provisions of this chapter, including reimbursement to the City for legal fees and expenses for any legal defense in the event any of the provisions of this chapter are legally challenged, or if the use of the monies in the special fund are legally challenged. Proceeds of the tax shall not be used for City staff salaries with the exception of payments or reimbursements to the City for actual, verifiable costs of City staff performing work on, or necessary and incidental to the projects funded by the tax and the oversight and accountability elements required under this chapter.

The City Clerk or City Finance Director shall (i) prepare and present to the City Council an annual report identifying all receipts into and all expenditures out of the special fund in accordance with Section 50075.3 of the California Government code (or such successor provision), and (ii) prepare and provide to the relevant state authority any information required under Section 12463.2(b) of the California Government Code (or such successor provision).

SECTION 3.56.100 SEVERABILITY

If any provision of this chapter or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications, and to this end the provisions this chapter are declared to be severable.

SECTION 3.56.110 DURATION, AMENDMENT, OR REPEAL

The City shall levy the Special Parcel Tax for a period of thirty-five (35) years, at which time the rate will be reduced by half unless amended or otherwise ended by voters. The City may enter into obligations for the purposes of financing the Improvements to the City Facilities for a period not to exceed the term.

Pursuant to California Elections Code Section 9217, the City Council shall have and retain the right and authority to amend provisions of this chapter to in any manner that does not increase the Maximum Special Parcel Tax, or otherwise constitute a tax increase for which voter approval is required.

The Special Parcel Tax shall not be repealed, to the extent that such repeal (pursuant to an initiative or other action), would cause the City to violate the Contract's clause of the Constitution of the United States or similar clauses in the California Constitution.

SECTION 3.56.120 ACCOUNTABILITY

The following accountability requirements shall apply to the Special Parcel Tax:

(i) The proceeds from the Special Parcel Tax shall be used only for the purposes specified in this chapter.

(ii) The proceeds from the tax shall only be spent on City Facilities within the jurisdiction of the City.

(iii) The City shall conduct an annual, independent performance audit to ensure that the tax funds are expended pursuant to the purposes specified in clause (i) and (ii).

(iv) The City shall appoint a citizens' oversight committee to ensure that the tax is expended only for the purposes described in the measure approved by the voters. The committee shall meet as needed but a minimum of twice per year. The committee shall contain five (5) members appointed by the City Council, consisting of one member representing residential parcel owners, one member representing Other Developed Parcels, one member representing business entities, and two members at large. Members appointed to the oversight committee shall receive educational training about taxes and fiscal oversight.

(v) A separate account shall be created and held by the City, into which the proceeds of the Special Parcel Tax shall be deposited and applied solely for the purpose of financing the Improvements.

(vi) The City's City Clerk or Director of Finance shall file a report with the City Council at least annually showing the amount of the Special Parcel Taxes collected and expended, and the status of the Improvements.

SECTION 3.56.130 APPEALS

Any property owner claiming that the amount or application of the taxes levied hereunder are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the tax that is disputed. The City's Finance Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the tax, and rule on the appeal. If the City's Finance Director's decision requires that the tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Parcel Tax on that Assessor's Parcel in the subsequent Fiscal Year(s). The City's Finance Director at his/her discretion may also consider refunding the amount or alternate methods of crediting the change in favor of the property owner.

SECTION 3.56.140 INTERPRETATION

Interpretations may be made by the City Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this chapter. This chapter shall be interpreted liberally to effect the purposes hereof." Interpretations shall be made to preserve the validity of this Special Parcel Tax and to comply with applicable constitutional restrictions.

SECTION 3. LEGAL DEFENSE

The People of Glendora desire that this Ordinance, if approved by the voters and thereafter challenged in court, be defended by the City. The People, by approving this Ordinance, hereby declare that the proponent(s) of this Ordinance have a direct and personal stake in defending this Ordinance from constitutional or statutory challenges to this Ordinance's validity or implementation. In the event that the City elects not to defend this Ordinance in any legal challenge, the official proponents shall have standing to intervene and defend the measure. The City may reimburse proponents solely for reasonable litigation expenses upon a finding by the City Council and certification by the City Attorney that such expenditures are permissible under State law and do not constitute a gift of public funds. The rate of indemnification shall be no more than the amount it would cost the City to perform the defense itself.

SECTION 4. CONFLICTING MEAURES

If this Ordinance and one or more conflicting measures appear on the same City ballot, the provisions of this Ordinance that receives the greater number of affirmative votes will prevail in its entirety, and the other measure or measures shall be null and void. If this Ordinance is approved by the voters but superseded by law by another conflicting measure approve by the voters at the same election, and the conflicting ballot measure is later held to be invalid, this Ordinance shall be self-executing and will be given full force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective upon its approval by a simple majority of electors voting on this Ordinance.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The voters hereby declare that they would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of this Ordinance would be subsequently declared invalid or unconstitutional. The provisions of this Ordinance are hereby declared severable.

RECEIVED
DEC 11 2025
CITY CLERKS OFFICE
CITY OF GLENDORA

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying an initiative measure that will enact a parcel tax proposition to fund renovating, improving and construction of needed City facilities for the November 3, 2026 ballot named the "Glendora City Facilities Improvement and Construction Tax Ordinance".

A statement of the reasons for the proposed action as contemplated in the petition is as follows:

The purpose of the proposed initiative is to authorize the creation of a parcel tax to finance much-needed structural deficiencies, upgrading and enhancing City facilities, improving parks and community centers, and expanding public spaces and amenities available to Glendora residents.

The proposed measure would establish a parcel tax to fund critical facility improvements across the City. These include, but are not limited to:

- Addressing structural deficiencies;
- Improvements to City Infrastructure
- Renovations and improvements to public safety facilities and public library;
- Enhancements to parks, trails and open space; and
- Modernization, renovations and improvements of other City-owned facilities.

A key feature of this measure is its commitment to expanding the range, quality, and availability of City services and facilities - not only repairing what exists, but building and expanding to meet the evolving needs of Glendora's residents.

To ensure transparency and fiscal responsibility, the measure includes strict accountability provisions:

- Independent financial and performance audits;
- Citizen oversight through a public committee;
- A prohibition on using parcel tax funds for City salaries, employee benefits, or operational expenses, with the exception of any direct expenses that have been created solely for any identified projects.

This measure was developed by the Facilities Restructuring of Glendora (F. R. O. G.) committee whose proponents are Joseph (Joe) Cina & James (Jim) Nakano to invest in Glendora's future, and with the goal of securing long-term investments in Glendora's public infrastructure and quality of life to meet current demands, and ensure access to high-quality public spaces and services for generations to come.

James (Jim) Nakano
560 W Palm Dr
Glendora CA 91741

Signature

12/11/25
Date

Joseph (Joe) Cina
659 N Wabash Ave
Glendora CA 91741

Signature

12/11/25
Date

NOTICE OF INTENTION
AUTHORIZED REPRESENTATIVE DESIGNATION

An Authorized Representative Designation is required whenever the proponents want another individual—to submit filings, receive official communications, or act on their behalf in any part of the initiative submission process.

I/We, the undersigned proponent(s), hereby designate Gary Boyer as our Authorized Representative for purposes of the initiative measure titled:

the "Glendora City Facilities Improvement and Construction Tax Ordinance"

By signing below, I/We authorize Gary Boyer to:

1. Submit the Notice of Intention to the City Clerk on behalf of all listed proponents.
2. Receive and accept all official communications, including the Ballot Title and Summary prepared by the City Attorney.
3. Submit, withdraw, and otherwise act on behalf of the proponents in all matters relating to the filing, processing, and submission of initiative documents as required by the California Elections Code.
4. Coordinate the submission of petition sections following signature collection.

This authorization remains valid for this initiative measure unless revoked in writing by a majority of the listed proponents.

Authorized Representative:

Name: GARY BOYER Signature: _____ Date: 12/11/25

Proponents Approval of Authorized Representative (each Proponent must sign):

Name: JAMES NAKANO Signature: _____ Date: 12/11/25

Name: Joseph Cina Signature: _____ Date: 12/11/25

RECEIVED

DEC 11 2025

CITY CLERKS OFFICE
CITY OF GLENDORA

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
Burbank	**71,651**	35,093	15,525	2,654	364	618	302	321	409	16,365
Calabasas	**16,918**	7,410	4,461	748	76	168	49	85	98	3,823
Carson	**64,658**	36,076	10,005	2,180	215	374	504	355	494	14,455
Cerritos	**36,324**	15,165	9,227	1,004	117	220	149	139	147	10,156
Claremont	**24,011**	11,873	5,567	989	153	230	99	80	154	4,866
Commerce	**7,461**	4,480	983	203	31	57	78	53	35	1,541
Compton	**51,035**	31,339	4,283	1,571	173	299	549	353	1,021	11,447
Covina	**31,749**	14,114	8,381	1,271	152	262	224	133	368	6,844
Cudahy	**9,535**	5,519	1,095	227	39	63	115	71	45	2,361
Culver City	**29,136**	18,481	3,196	849	146	184	108	104	163	5,905
Diamond Bar	**34,827**	12,799	9,780	1,025	134	237	142	175	179	10,356
Downey	**67,930**	33,498	15,669	2,430	288	594	458	282	368	14,343
Duarte	**14,199**	6,796	3,168	488	65	112	88	62	165	3,255
El Monte	**47,222**	23,048	7,868	1,399	192	358	534	394	275	13,154
El Segundo	**12,639**	5,518	3,217	572	50	157	33	53	85	2,954
Gardena	**36,952**	20,721	5,825	1,165	134	266	273	202	347	8,019
Glendale	**113,897**	46,400	28,426	3,601	496	814	599	831	580	32,150
Glendora	**36,362**	12,449	13,613	1,647	136	380	158	137	319	7,523
Hawaiian Gardens	**6,443**	3,296	1,094	198	21	34	91	37	19	1,653
Hawthorne	**44,520**	25,171	5,936	1,499	236	352	402	265	520	10,139
Hermosa Beach	**14,664**	6,497	3,425	694	58	223	46	50	98	3,573
Hidden Hills	**1,361**	521	445	57	1	13	3	7	7	307
Huntington Park	**22,652**	13,446	2,630	557	94	167	252	149	120	5,237
Industry	**100**	31	36	6	3	1	1	0	1	21
Inglewood	**65,520**	42,619	4,655	2,145	281	378	580	388	1,149	13,325
Irwindale	**1,036**	586	191	44	3	9	10	2	7	184
La Canada Flintridge	**15,766**	6,120	4,866	460	35	132	23	43	80	4,007
La Habra Heights	**4,165**	1,181	1,795	199	13	44	19	21	23	870

CIVIC CENTER UPDATE

CITY COUNCIL
JANUARY 13, 2026
CITY MANAGER'S OFFICE

LEGISLATIVE HISTORY/PREVIOUS ACTIONS

➢ **January 2023**	Library assessment (MHP)
➢ **September 2023**	Water system assessment ($350M need)
➢ **January 2024**	Library funding discussion & survey
➢ **August 2024**	Survey: 53% support citywide measure
➢ **November 2024**	ACA 5 failed (bond threshold)
➢ **February 2025**	$50M deferred maintenance, $250M modernization need
➢ **March 2025**	Comprehensive update on capital project costs, revenue measures, and facility needs. City Council requested Civic Center cost estimates

Glendora

LEGISLATIVE HISTORY/PREVIOUS ACTIONS

➢ **April 2025**	Unanimous approval of 2025-2027 Strategic Plan
➢ **June 2025**	Update on deferred maintenance of City facilities, information on revenue measures, historical land use decisions, and update on recent infrastructure investments
➢ **September 2025**	City Council review of Civic Center renderings and costs
➢ **December 2025**	Approval of DLR Group amendment to implement City Council direction from September Civic Center discussion

Glendora

WE HAVE BEEN HERE BEFORE

- **January 1963 Civic Center Visioning Plan: AWA Architects**

  - Focused on current and future community needs

  - Identified significant City Hall structural issues

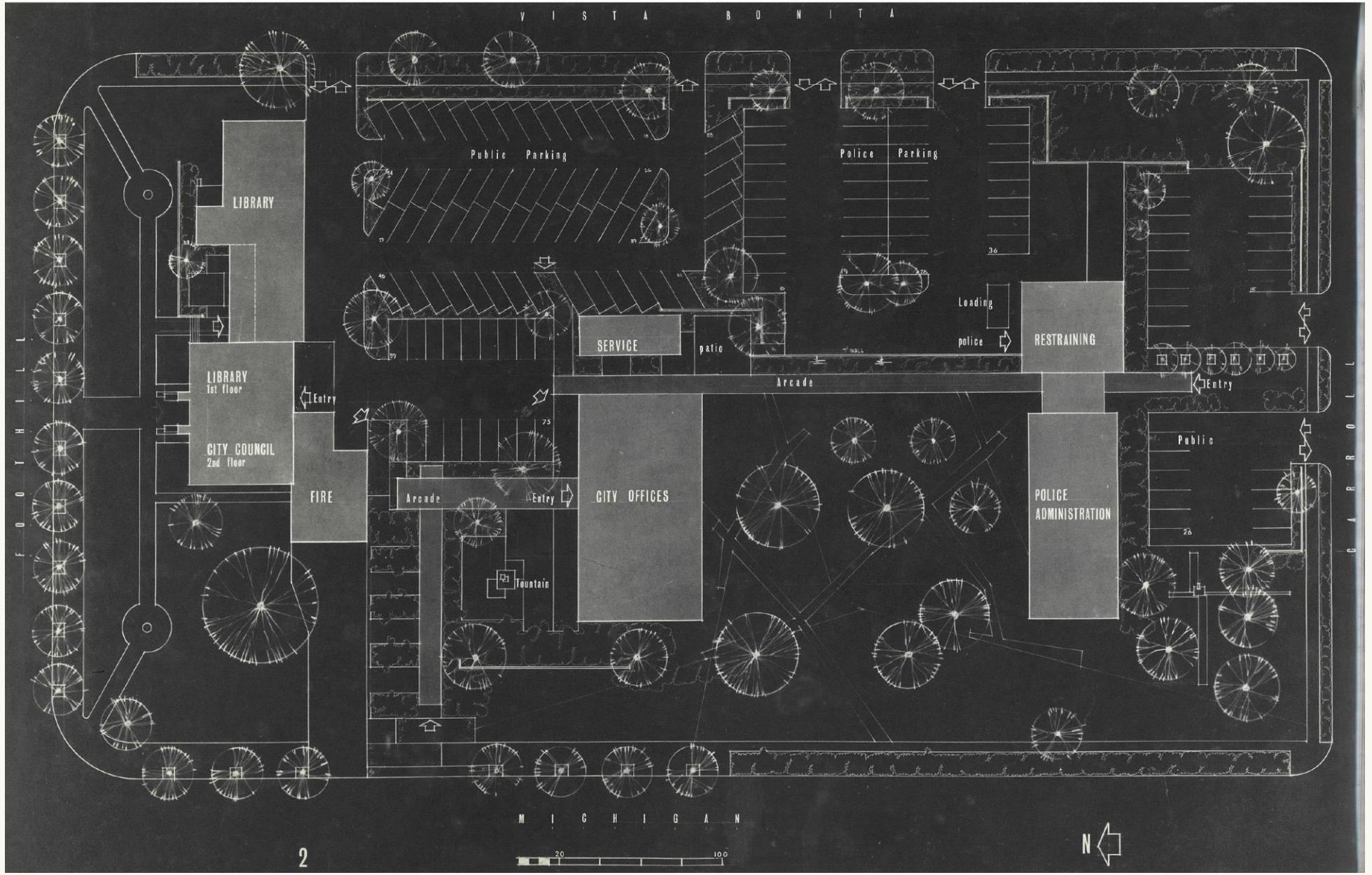
- **Prior to building of Current Police Station and Library**

  - Police Station built through voter approved measure in 1965

  - After failed Library revenue measure in 1955, City moved Fire Department operations to the County and used pre-Prop 13 property tax increases to finance current library building in 1969

Glendora

WE HAVE BEEN HERE BEFORE



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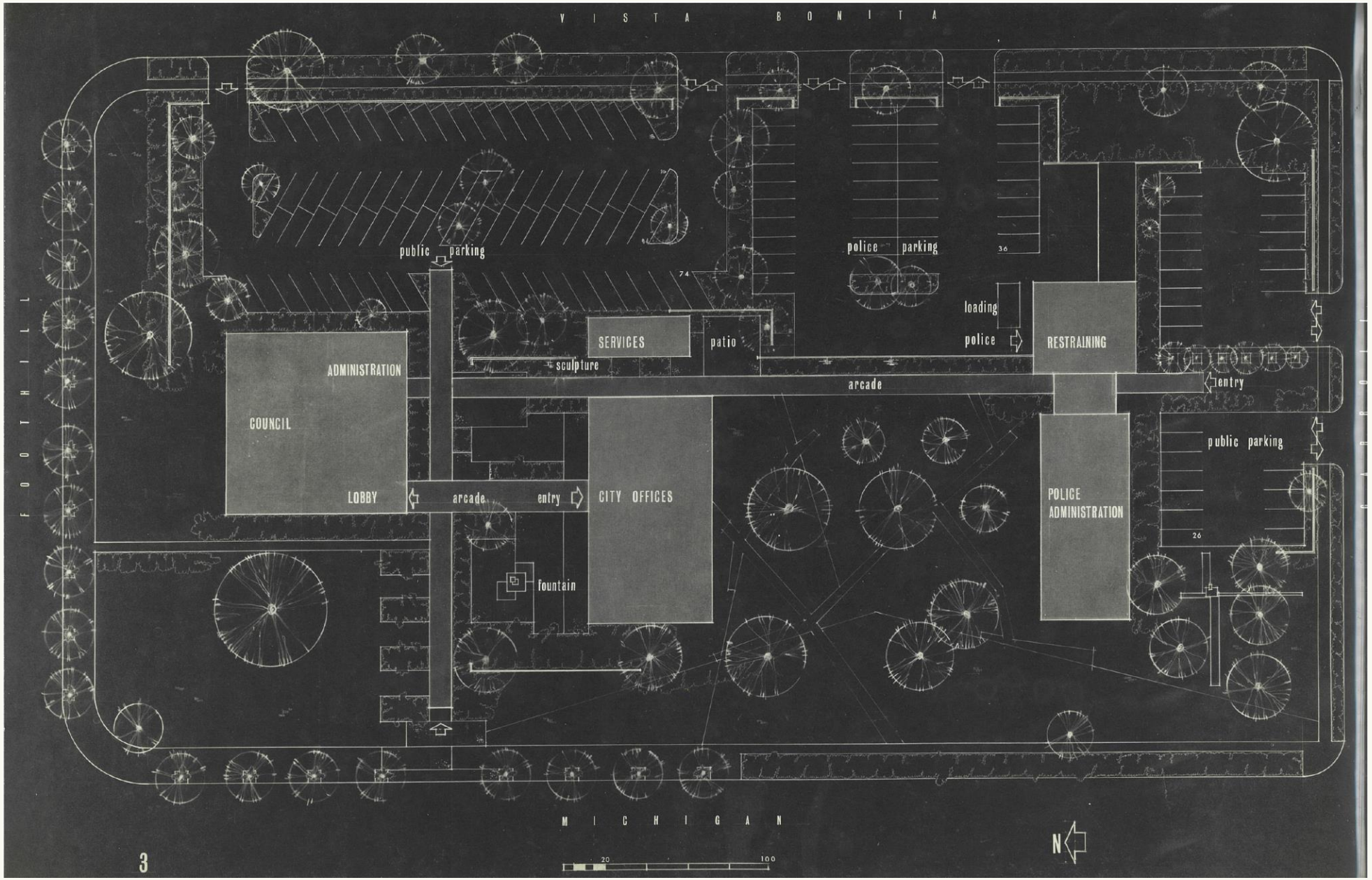

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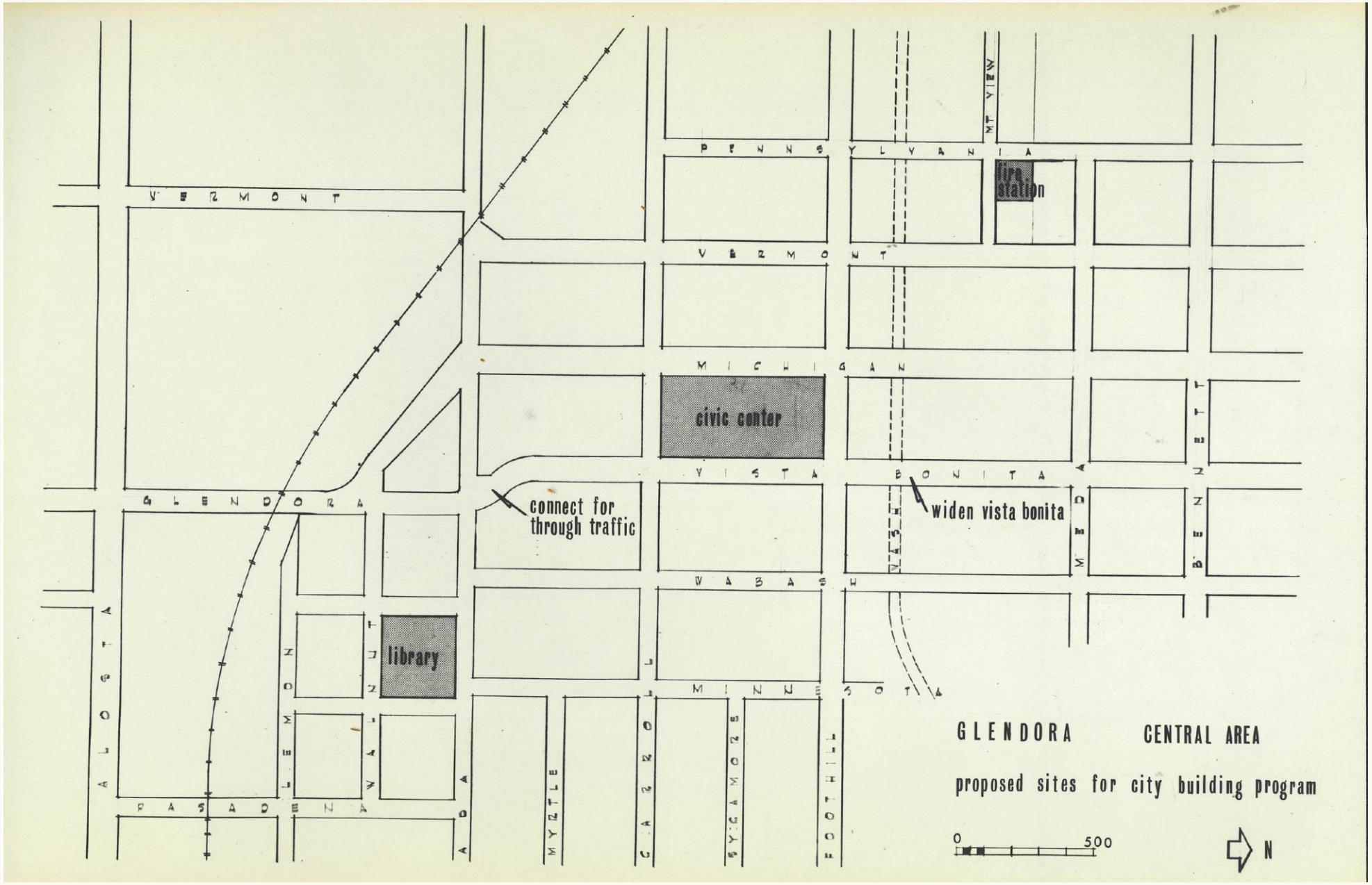

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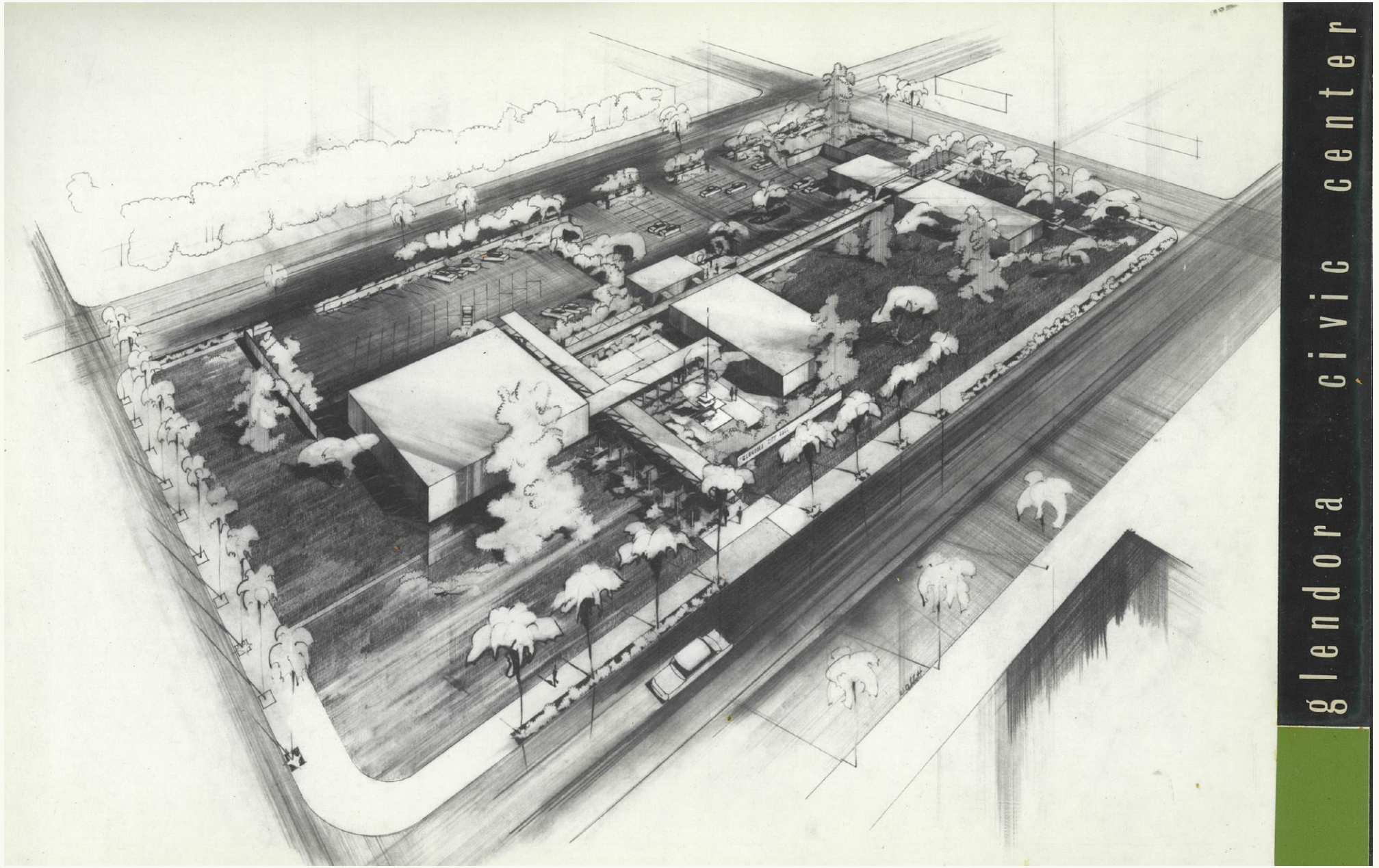


WE HAVE BEEN HERE BEFORE

- **LA Times Article: July 5, 2002**

  Upscale Suburb Warned Its Beauty is Only Skin Deep

  "It's a fairly well-to-do suburb with multimillion-dollar mansions in the foothills and a bustling commercial center, but Glendora's infrastructure is crumbling, and the city cannot afford repairs."

  "But experts say Glendora's current financial difficulties are far from unique among the state's more than 500 cities. Public spending on infrastructure in California has declined more than 75% since the 1960s."

WHY THIS DISCUSSION MATTERS

- **Glendora prioritizes quality of life through investment in core infrastructure**
- **Recent Strategic Plans consistently emphasize:**
  - Parks, trails, streets, sidewalks
  - Water systems
  - Civic and public safety facilities
- **Community surveys identify infrastructure and homelessness as top challenges**
- **$50+ million invested in capital improvements over the last five years**

THE INFRASTRUCTURE CHALLENGE

- **Decades of underinvestment have resulted in:**
  - $50 million in deferred maintenance
  - $250+ million in facility modernization needs
- **Facilities must meet:**
  - Accessibility
  - Safety
  - Seismic
  - Operational standards
- **State and Federal funding has declined significantly**
- **Significant changes to local revenue landscape (e.g. Prop 13)**

Glendora

BACKGROUND ON DETAILED CITY COUNCIL DISCUSSIONS

- **Attachment A:** Deferred Maintenance on City Facilities, Capital Needs, Historical Capital Cost Increases, and Funding Options (March 11, 2025)

- **Attachment B:** Update on City Facilities and Capital Needs, Historical Land Use and Population discussion, and Revenue Measure Options (June 24, 2025)

- **Attachment C:** Initial Civic Center Renderings and Rough Order of Magnitude Costs (September 9, 2025)

Note: These attachments also contain information from other City Council discussions: library structural assessment, history of current civic center, changes in public finance, revenue measure community survey, etc.

LIBRARY STRUCTURAL ASSESSMENT AND VISIONING (JANUARY 2023-JANUARY 2024)

- **First comprehensive library evaluation in decades (MHP Study)**
  - Structural and seismic deficiencies
  - Aging mechanical, electrical, plumbing systems
  - Building envelope limitations
- **Many deficiencies are systemic, not solvable with minor repairs**
- **Functional constraints limit modern service delivery**
  - Youth and teen programming
  - Group study and meeting space
  - Technology and digital learning

Glendora

BROADER FACILITIES CONVERSATION

- **Council recognized:**

  - Addressing one facility alone creates long-term challenges

  - City Hall, Police, community centers, and public works yards face similar issues

- **Direction given to:**

  - Explore funding options

  - Align investments with community priorities

  -Conduct a community survey on potential revenue measures

COMMUNITY FACILITIES SURVEY (AUGUST 2024)

- **Statistically valid survey conducted by True North Research**
- **Key findings:**
  - Strong value placed on infrastructure investment
  - 53% support for a citywide facilities measure
  - 45% support for a Library-only measure
- **Below 2/3 threshold for City-sponsored bond**
- **Reinforced need for:**
  - Public education
  - Transparency

CITYWIDE CAPITAL NEEDS AND CONTEXT

- **Facilities, streets, and utilities largely built 1950s–1970s**
  - Aging simultaneously across systems
- **Post WWII Suburban development patterns:**
  - High infrastructure costs per capita
  - Lack of ongoing revenue to maintain/replace streets roads
  - Limited development impact fees to replace City facilities
  - Limited commercial tax base
- **Water system alone requires $350 million over next 30 years**
- **Facilities needs remain substantial despite recent investments**

Glendora

RECENT INVESTMENTS & COST PRESSURES

- **Measures E/Z, significant grants, and strategic use of capital funds have enabled:**
  - $60+ million invested since 2020
  - $108+ million in programmed future projects
- **City's construction costs have often doubled since 2019**
- **State and Federal fund for infrastructure have decreased by over 50% in last 20+ years**
- **Each dollar now delivers less infrastructure value**
- **Gap between needs and resources continues to widen**

Glendora

CIVIC CENTER CONCEPTUAL WORK

- **DLR Group engaged to prepare:**
  - High-level conceptual renderings
  - Rough Order of Magnitude (ROM) cost estimates
- **Scope includes:**
  - Library, Police Department, City Hall, Council Chambers, and Parking
- **Urban design considerations:**
  - Glendora Avenue
  - First/Last Mile improvements
  - Village and Metro A Line connectivity

CIVIC CENTER PRELIMINARY COST ESTIMATE

- **ROM construction cost of $125 million:**
  - Phasing and occupancy premiums
  - Escalation to 2028 construction midpoint
- **High-level estimate only, costs subject to:**
  - Community feedback
  - Market conditions
  - Refinement over time

CIVIC CENTER CONCEPTUAL WORK

- **Excerpt from September 2025 Staff Report:**

"This concept serves as a starting point for community conversation, giving residents and stakeholders a shared framework to react to, discuss, and shape."

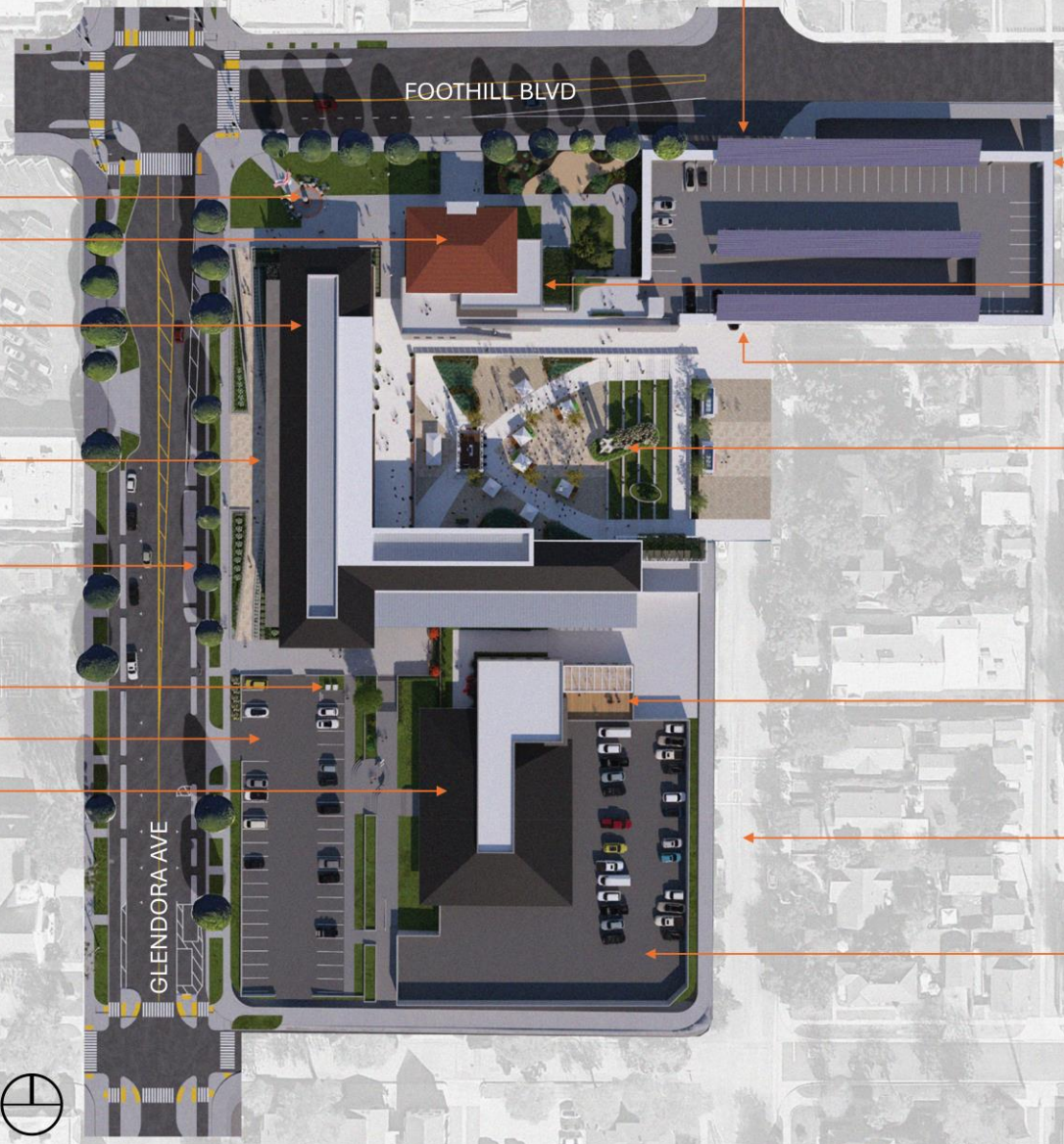
CIVIC CENTER CITY COUNCIL FEEDBACK

- **Renderings are:**
  - Conceptual and exploratory
  - Not a final design or commitment
- **Emphasis on:**
  - Clear assumptions, cost uncertainty, fiscal responsibility, phasing options
- **Historic City Hall as inspiration —not prescription**
- **Balance placemaking with:**
  - Core services, operational efficiency, and affordability

PROJECT DETAILS

- **City Hall**
  - 1921 Building renovated
  - 9,000 square foot addition
  - Demo of Council Chambers and office space to allow room for parking and library
- **Library**
  - New Building
  - 50,000 square foot
- **Plaza**
  - Amphitheater Seating
  - 24,000 square feet
- **Police Station**
  - 8,000 square foot addition
  - Six additional parking spaces
- **Parking Garage**
  - Three levels (one below grade)
  - 202 total parking spaces

ILLUSTRATIVE SITE PLAN



PARKING ENTRANCE
(PUBLIC ENTRY)

EXISTING VETERAN'S PLAZA

EXISTING CITY HALL

NEW LIBRARY (50,000 SF)

MAIN ENTRY (PORTAL)

STREET IMPROVEMENT (NOT IN SCOPE)

BOOK DROP-OFF

EXISTING POLICE STATION PARKING LOT

EXISTING POLICE STATION (NEW ROOF)

NEW PARKING STRUCTURE
LEVEL 1 & 2 – 126 STALLS
LEVEL B1 – 76 STALLS

CITY HALL EXPANSION/REPLACEMENT
3 LEVELS (9,000 SF)

PARKING ENTRANCE
(STAFF ONLY ENTRY)

PLAZA W/ AMPHITHEATER SEATING
(125' x 195')

POLICE STATION ADDITION
STAFF SUPPORT SPACE & OUTDOOR
BBQ AREA (8,000 SF)

NARROWED STREET
(FROM 40' TO 30')

INCREASED PARKING AREA
(+/- 6 STALLS)

3D BLOCKING & STACKING DIAGRAM

LIBRARY

PUBLIC & PRIVATE MEETING ROOMS (1)
3,200 SF

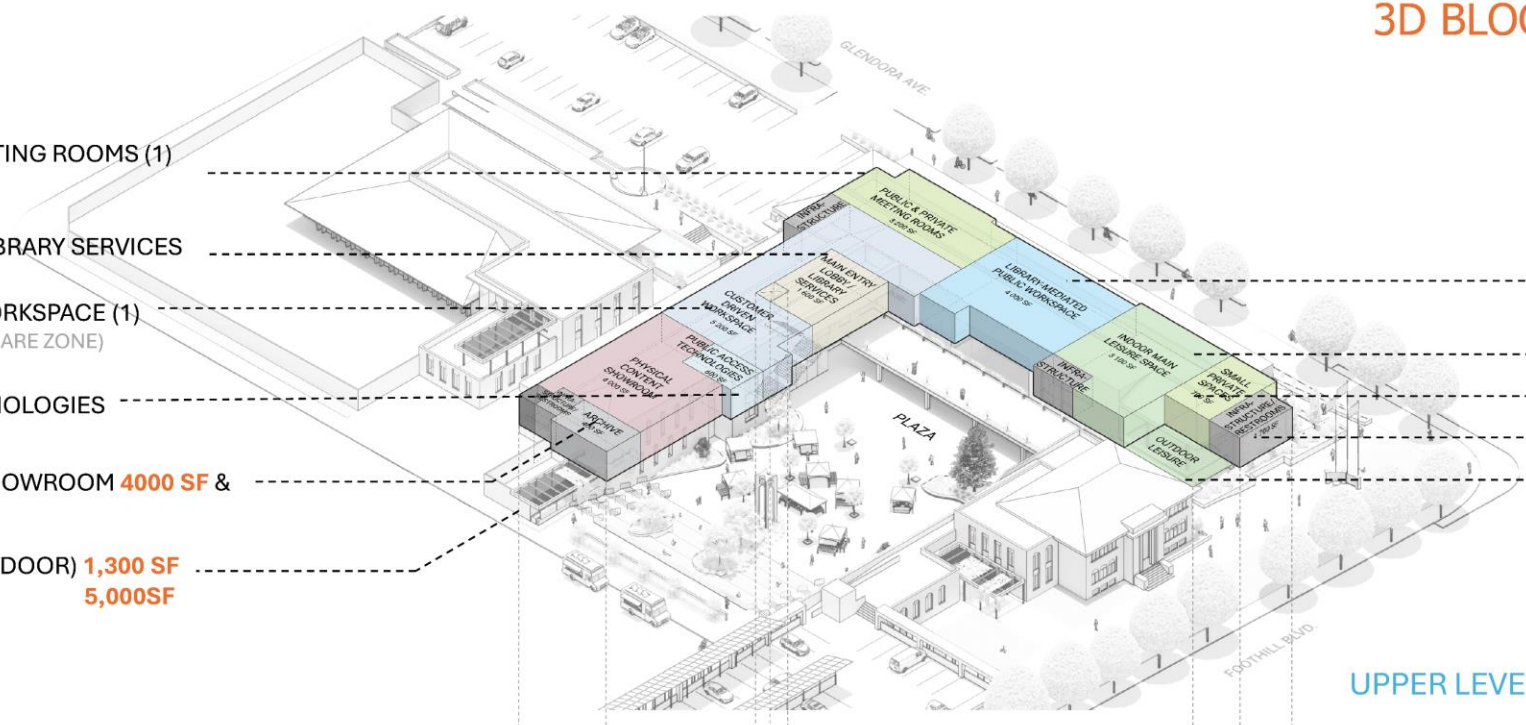
MAIN ENTRY LOBBY / LIBRARY SERVICES
1,600 SF

CUSTOMER DRIVEN WORKSPACE (1)
(PUBLIC DISPLAY / TECH SHARE ZONE)
5,200 SF

PUBLIC ACCESS TECHNOLOGIES
600 SF

PHYSICAL CONTENT SHOWROOM **4000 SF** &
ARCHIVE **400 SF**

INFRASTRUCTURE (OUTDOOR) **1,300 SF**
+ MECHANICAL ROOF **5,000SF**



LIBRARY-MEDIATED PUBLIC WORKSPACE
4,000 SF

INDOOR MAIN LEISURE SPACE **3,100 SF**

SMALL PRIVATE SPACES (2) **700 SF**

INFRASTRUCTURE **1,700 SF**

OUTDOOR LEISURE **700 SF**

UPPER LEVEL (+8'-12')

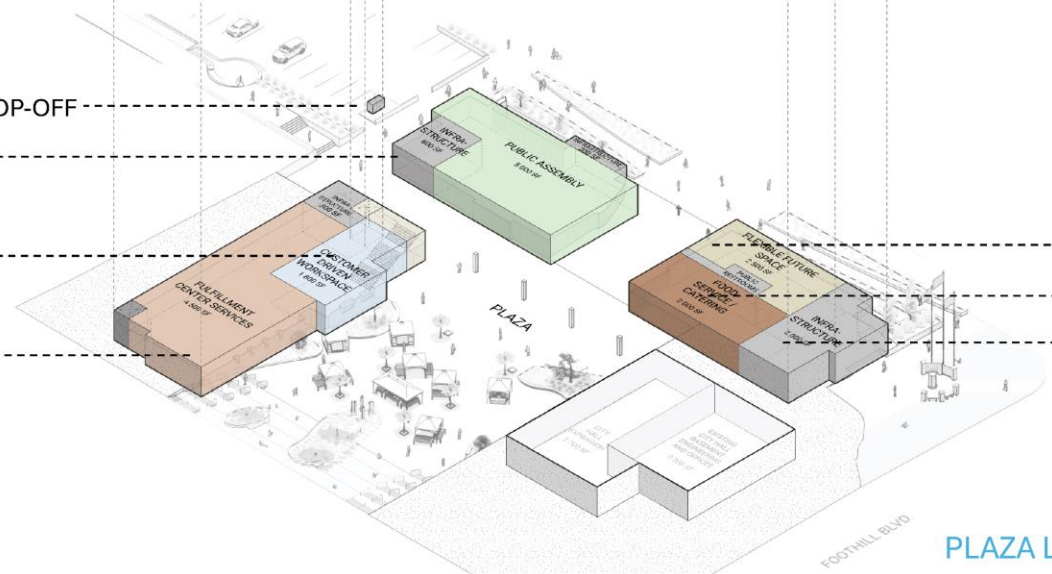
PUBLIC ASSEMBLY
5,000 SF

INFRASTRUCTURE **600 SF**

CUSTOMER DRIVEN WORKSPACE (2)
(WORK STUDY ZONE)
1,800 SF

FULFILLMENT CENTER SERVICES
4,500 SF

BOOK DROP-OFF



FLEXIBLE FUTURE SPACE **2,500 SF**

FOOD SERVICE / CATERING **2,000 SF**

INFRASTRUCTURE **2,000 SF**

PLAZA LEVEL (-4')

PROJECT PROGRAM DISTRIBUTION DIAGRAM

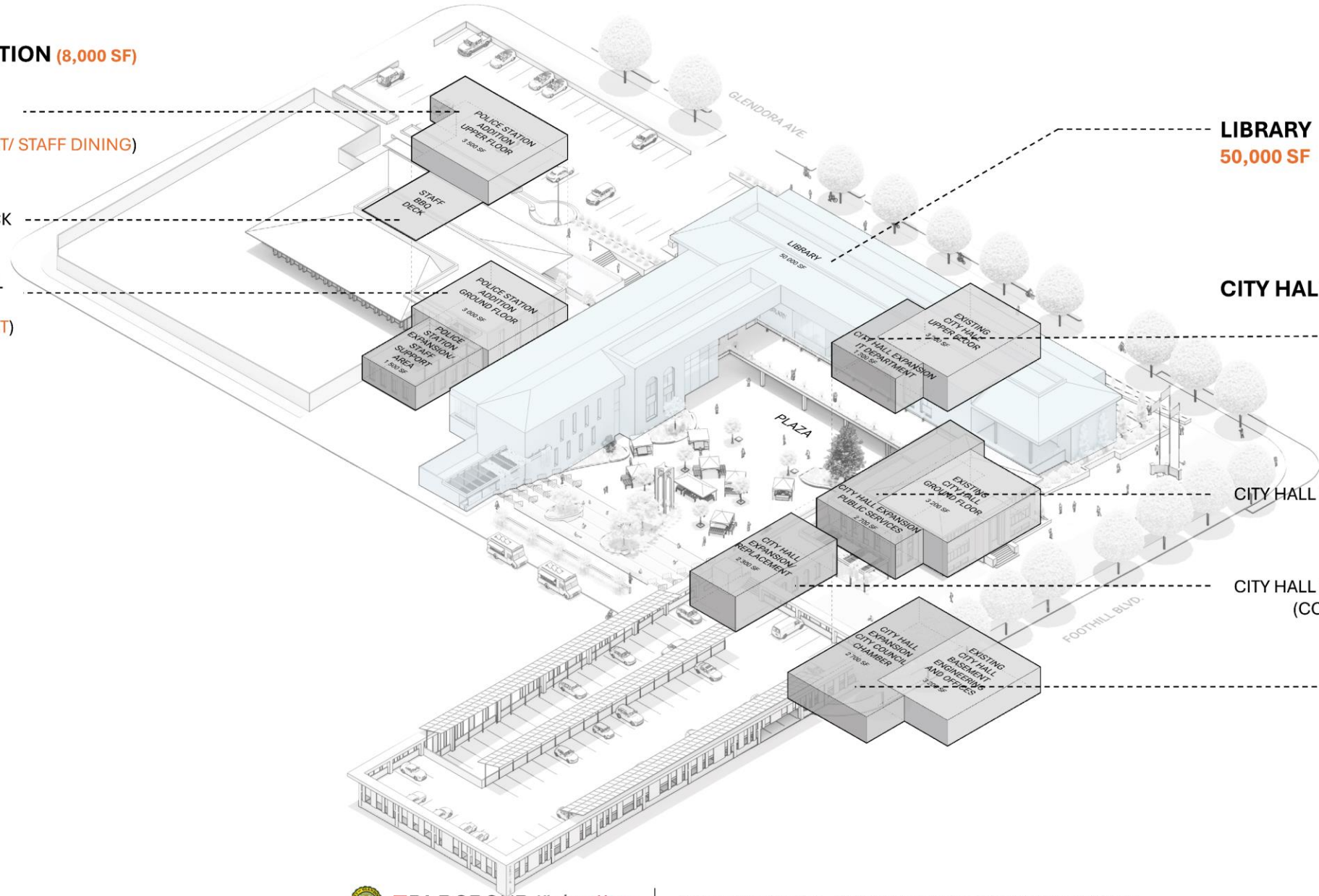
LIBRARY – CITY HALL EXPANSION/REPLACEMENT – POLICE STATION ADDITION

POLICE STATION (8,000 SF)

UPPER LEVEL ADDITION (STAFF SUPPORT/ STAFF DINING) **3,500SF**

STAFF BBQ DECK

GROUND LEVEL ADDITYION (STAFF SUPPORT) **4,500 SF**



LIBRARY
50,000 SF

CITY HALL (DEMO **8,000 SF, ADDITION 9,000SF**)

CITY HALL EXPANSION **1,300 SF** (IT DEPARTMENT) UPPER FLOOR

CITY HALL EXPANSION/ REPLACEMENT **2,700 SF** (PUBLIC SERVICES) GROUND FLOOR

CITY HALL EXPANSION/ REPLACEMENT **2,300 SF** (COMMUNITY RETAIL / MEETING ROOMS)

CITY HALL EXPANSION **2,700 SF** (CITY COUNCIL CHAMBER) PLAZA LEVEL

DLRGROUP Kimley»Horn | CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT

GLENDORA
LIBRARY

GLENDORA
LIBRARY

RARY

LIBRARY

LIBRARY

UPDATED CIVIC CENTER WALKTHROUGH

POTENTIAL CITIZEN INITIATIVE (NOVEMBER 2026 TARGET)

- **Notice of Intent received December 11, 2025**
- **Proposed special parcel tax**
  - Based on square footage
  - Variable by property type
  - Restricted to City facility capital improvements
- **Accountability measures:**
  - Independent audits
  - Annual reporting
  - Citizen oversight committee
- **Estimated revenue: $8–$9 million annually**
  - Authority for City Council to reduce amounts, and exempt certain property, which would lower estimated revenues

POTENTIAL CITIZEN INITIATIVE BALLOT PROCESS & CITY COUNCIL ROLE

- **Ballot title and summary issued December 22, 2025 by City Attorney**
- **3,700 signatures required within 180 days**
- **If qualified, City Council may:**
  - Oppose
  - Support
  - Take no position

STRATEGIC FOCUS AREAS

Goal 3: New + Revitalized Facilities

- **Action 3.1: Funding methodology for Civic Center**
- **Action 3.3: Complete space planning assessment**
- **Action 3.4: Remodel vs. new build decision**

- *Focus of agenda item: Actions 3.1 and 3.4*

FINANCIAL CONTEXT

- **$125M project debt service: $9–$10 million annually**
- **$9 million is 16% of General Fund and Measures E/Z**

  - Equivalent to total operating cost of Recreation & Human Services, Library, City Manager, City Clerk, Human Resources, Finance and Risk Management

  - Police, Public Works, and Community & Economic Development represent approximately 70% of all General Fund and Measure E/Z funds

FUNDING METHODOLOGY OPTIONS

1. Pursue City-sponsored ballot measure (2026 or beyond)
2. Modify service levels to free General Fund and Measure E/Z capacity
3. Wait-and-see approach on citizen initiative, and continue to seek grants
4. Combination or alternative direction

CIVIC CENTER DESIGN DIRECTION OPTIONS

1. Adopt revised conceptual drawings as baseline
2. Direct further refinements
3. Take a new project approach
4. Combination of options

RECOMMENDATIONS

That the City Council:

1. Receive a report on updated civic center renderings, cost estimates, and funding scenarios; and
2. Provide direction to staff in accordance with the 2025-2027 Strategic Plan New+Revitalized Facilities Goal relating to the Civic Center: Actions 3.1 (funding methodology) and Action 3.4 (new/remodel).

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 13, 2026**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Consider Amendment No. 1 to the Contract Services Agreement with Willdan Engineering for on-call planning services increasing the contract amount from $50,000 to $190,000**

RECOMMENDATION

That the City Council:

1. Approve Amendment No. 1 to the Contract Services Agreement (Agreement) with Willdan Engineering (Willdan), increasing the contract amount to $190,000); and
2. Authorize the City Manager or his designee to execute the Amendment No. 1 with Willdan.

STRATEGIC FOCUS AREAS

Not applicable.

EXECUTIVE SUMMARY

Under the Agreement, Willdan provides on-call planning services that support daily Planning Division operations. The Agreement provides for the payment for one Associate Planner to support current planning operations for 16 hours weekly. The existing contract amount is insufficient to maintain service levels through the remainder of the term under the Agreement which is set to end on July 23, 2026. Amendment No. 1 increases the contract amount to $190,000 to maintain service continuity for the remainder of the term under the Agreement.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On July 23, 2025, the City Manager executed a one-year Agreement with Willdan to provide on-call planning services. Pursuant to the City's purchasing system (GMC 2.40), the City Manager may execute contracts for services up to $50,000.

DISCUSSION

The Planning Division, within the Community Development Department, is responsible for reviewing new development, ensuring compliance with City land use and zoning regulations, and implementing policies that guide Glendora's long-range physical, economic, and social development. The Division works closely with the Building and Engineering Divisions to coordinate review of new construction and land use proposals.

With one Assistant Planner position currently unfilled, the Planning Division relies on supplemental consultant support to maintain service levels and meet application processing timelines. Willdan currently provides assistance with public counter coverage, design review, plan checks, entitlement processing, CEQA documentation, historic resource review, report preparation, and meeting support as needed. Wildan has proven to be a reliable partner consistently meeting processing timelines and integrating with in-house staff.

The proposed Amendment No. 1 increases the total contract amount by $140,000, which is required to allow the Planning Division to continue utilizing Willdan for on-call planning services through the remainder of the existing contract term. No changes are proposed to the contract duration or scope of services.

FISCAL IMPACT

The primary funding source is salary savings from a vacant Assistant Planner position, with additional funding from the Division's contract services budget (Account No. 10160400.59100) if needed. Sufficient appropriations are available for this request in the General Fund Community Development Planning Division.

Contract Detail	**Amount**
Original Contract Amount	$50,000
Proposed Increase (Amendment No. 1)	$140,000
New Contract Amount	**$190,000**

ENVIRONMENTAL DETERMINATION

Approval of Amendment No. 1 is not a project under CEQA pursuant to Public Resources Code §21065 and CEQA Guidelines §§15060(c)(2), 15060(c)(3), and 15378. The action is administrative in nature and will not result in any direct or reasonably foreseeable physical change in the environment. No further CEQA review is required.

Prepared By:	Mark Carnahan, City Planner
Concurs With:	Not Applicable
Reviewed By:	Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer
Approved By:	Adam Raymond, City Manager
Legal Review:	Danny Aleshire, City Attorney
CEQA Review:	Not Applicable

Attachments

A_Amendment_No1_to_Contract_Services_Agreement_Signed.pdf

B_Contract_Services_Agreement_for_On-Call_Planning_Services.pdf

Docusign Envelope ID: 2F0AC4AF-43D0-4078-AA7B-6FF338662AD7

AMENDMENT NO. 1

TO CONTRACT SERVICES AGREEMENT

AMENDMENT NO. 1 TO CONTRACT SERVICES AGREEMENT ("Amendment") is made by and between the **CITY OF GLENDORA** ("City") and **WILLDAN ENGINEERING**, a California corporation ("Consultant") effective as of the _____ day of _____, 2026.

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement dated July 23, 2025 ("Agreement") whereby Consultant agreed to provide on-call planning services.

B. City and Consultant now desire to amend the Agreement to extend contract amount.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein. Deleted text is indicated in ~~strikethrough~~ and added text in ***bold italics***.

a. "2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of $~~50,000~~ ***$190,000*** (~~Fifty~~ ***One Hundred and Ninety*** Thousand Dollars) ("Contract Sum")."

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, the provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

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4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority**. The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

6. **Counterparts**. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the parties intend to be bound by the signatures on any telecopied, .pdf or other electronically delivered document, and are aware that the other party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Amendment based on the form of signature.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:
CITY OF GLENDORA, a municipal corporation

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Kyle Johnson
CACE701662584A4...
Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

CONSULTANT:
WILLDAN ENGINEERING, a California corporation

DocuSigned by:
Vanessa Munoz
A6A1BAC252C2432...
Name: Vanessa Munoz
Title: President
Email Address: VMunoz@willdan.com
Dec 23, 2025 | 4:38 PM PST

Signed by:
Kate Nguyen
1728C5031085468...
Name: Kate Kguyen
Title: Secretary
Email Address: KNguyen@willdan.com
Dec 23, 2025 | 3:54 PM PST

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer.

Docusign Envelope ID: 2A81358D-4000-437E-A3A0-B27C4A093A6D

CITY OF GLENDORA
CONTRACT SERVICES AGREEMENT FOR
ON-CALL PLANNING SERVICES

THIS CONTRACT SERVICES AGREEMENT (herein "Agreement") is made and entered into as of July 23, 2025, by and between the CITY OF GLENDORA, a California municipal corporation ("City") and WILLDAN ENGINEERING, a California corporation (herein "Consultant").

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Consultant shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Consultant warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 California Labor Law. If the Scope of Services includes any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, Section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq.*, and all other applicable laws.

1.4 Licenses, Permits, Fees and Assessments. Consultant shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

1.5 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

2. COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of $50,000 (Fifty Thousand Dollars) ("Contract Sum").

2.2 Invoices. Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under

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this Agreement, Consultant shall be deemed to have certified compliance with all provisions of this Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within forty five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by the City of any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.3 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum (or a portion of the compensation due to Consultant) for the actual cost of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum but not exceeding a total contract amount of Fifty Thousand Dollars ($50,000) or in the time to perform of up to ninety (90) days may be approved by the City Manager. Any greater increases than Fifty Thousand Dollars ($50,000), taken either separately or cumulatively, must be approved by the City Council. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

3. PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding thirty (30) days cumulatively.

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3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) year from the date hereof ("Term"), except as otherwise provided in the Schedule of Performance (Exhibit "D") attached hereto.

4. COORDINATION OF WORK

4.1 Representative of Consultant. Salvador Lopez Jr. is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work and services specified herein and make all decisions in connection therewith. All personnel of Consultant and any authorized agents shall be under the exclusive direction of the representative of Consultant. Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, and shall keep City informed of any changes.

4.2 Contract Officer. The City's Director of Community Development, or such person as may be designated by the City Manager, is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith ("Contract Officer").

4.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

4.4 Independent Consultant. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth. Consultant shall perform all services required herein as an independent contractor of City with only such obligations as are consistent with that role. Consultant shall not at

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any time or in any manner represent that it or any of its agents or employees are agents or employees of City, or that it is a member of a joint enterprise with City.

5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General Liability Insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional Liability (errors & omissions) Insurance. Consultant shall maintain professional liability insurance that covers the services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of Insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement

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of performance. Current certification of insurance shall be kept on file with City at all times during the Term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of Coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of Contract Provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements Not Limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all

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inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional Insured Status. General liability and automobile policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of by the City in writing.

(l) Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the services who is brought onto or involved in the services by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the services will be submitted to City for review.

(n) City's Right to Revise Specifications. The City reserves the right at any time during the Term of this Agreement to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Deductibles / Self-Insured Retentions. Any deductibles and self-insured retentions must be declared to and approved by City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the City, it officers, officials, employees, agents and volunteers, or the Consultant shall provide a financial guarantee satisfactory to the city guaranteeing payment of losses and related investigations, claims administration and defense expense.

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(p) Timely Notice of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional Insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, except claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records. Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services and shall keep such records for a period of three years following completion of the services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records.

6.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement or as the Contract Officer shall require.

6.3 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than the City without prior written authorization from the Contract Officer.

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(b) Consultant shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives the City notice of such court order or subpoena.

(c) If Consultant provides any information or work product in violation of this Agreement, then the City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify the City should Consultant be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. The City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with the City and to provide the City with the opportunity to review any response to discovery requests provided by Consultant.

6.4 Ownership of Documents. All studies, surveys, data, notes, computer files, reports, records, drawings, specifications, maps, designs, photographs, documents and other materials (the "documents and materials") prepared by Consultant in the performance of this Agreement shall be the property of the City and shall be delivered to the City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by the City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default. In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended or shortened, if circumstances warrant, as determined by the Contract Officer. The cure period may run concurrently with the termination period

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as provided in Section 7.4, if the option to cure is in the alternative to termination. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

7.3 Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue any legal action under this Agreement.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.4 Termination Prior to Expiration of Term. This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder, but not exceeding the compensation provided therefore in the Schedule of Compensation as shown on Exhibit "C". In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.5 Termination for Default of Consultant. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

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8. MISCELLANEOUS

8.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class

8.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Glendora, 116 E. Foothill Blvd., Glendora, California 91741-3380, and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default

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must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.9 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the parties intend to be bound by the signatures on any telecopied, .pdf or other electronically delivered document, and are aware that the other party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

8.10 Warranty & Representation of Non-Collusion. No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials DS VM

Vanessa Munoz, President

8.11 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any

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other agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[Signatures Appear On The Following Page]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:
CITY OF GLENDORA, a municipal corporation

Signed by:
Adam Raymond
A0FB4E5D056C43C...
Adam Raymond
City Manager
Jul 23, 2025 | 11:27 AM PDT

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Kyle Johnson
CAC5701662584A4...
Kyle Johnson
Finance Director / City Treasurer

ATTEST:

Signed by:
Kathleen Sessman
2252A9F44B69431...
Kathleen R. Sessman
City Clerk/Communications Director

CONTRACTOR:
WILLDAN ENGINEERING, a California corporation

DocuSigned by:
Vanessa Munoz
A6A1BAC252C2432...
Name: Vanessa Munoz
Title: President
Email Address: VMunoz@willdan.com
Jul 23, 2025 | 10:44 AM PDT

Signed by:
Kate Nguyen
1728C5931085468...
Name: Kate Nguyen
Title: Secretary
Email Address: KNguyen@willdan.com
Jul 23, 2025 | 10:41 AM PDT

Two corporate officer signatures required when Consultantis a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer.

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EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following planning services on an on-call basis as directed by the Contract Officer:

A. Consultant shall be primarily responsible for assisting in the day-to-day operations of the City's Community Development Department / Planning Division, as well as any other additional related planning assignments and duties as needed. Such additional assignments/duties may include, and are not limited to, the following:

- Public Counter Assistance
- Design Review
- Residential, Commercial and Industrial Plan Check
- Entitlement Processing
- CEQA/NEPA Documentation
- Special Planning Studies
- CDBG/HOME Administration
- Historic Resources
- Report Writing/Research/Analysis/Presentations
- Planning Commission and City Council Meeting attendance, as needed

II. As part of the services, Consultant will prepare and deliver the following tangible work products to the City:

A. Any and all documentation required by the Contract Officer and/or other City staff.

III. In addition to the requirements of Section 6.2, during performance of the services, Consultant will keep the City updated of the status of performance by delivering the following status reports:

A. Reporting as and when required by the Contract Officer or other City staff; .

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A. Planning Technician

B. Assistant Planner

C. Associate Planner

D. Senior Planner

E. Principal Planner

F. Planning Manager

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EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

N/A

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EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the services at the following hourly rates:

Service Provided	Hourly Rate
Planning Technician	$105
Assistant Planner	$128
Associate Planner	$148
Senior Planner	$180
Principal Planner	$190
Planning Manager	$201

II. The City will compensate Consultant for the services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the services.

III. The total compensation for the services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

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EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with any deadlines specified by the City.

II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.